MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
MAY 18, 2016

OPEN STAFF REVIEW

Commission members and City staff held an open staff review meeting at 6:30 P.M.

Present at the meeting were Chairman Sulewski, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Mueller and Rivas. Commissioners Kreikemeier, McKnight and Omell were absent.

Melanie Rippetoe, City Planner, was present.

City Attorney Steve Garrett was present to represent the City.

The Commission discussed the agenda items. No votes were taken.

REGULAR MEETING

The regular meeting of the Planning & Zoning Commission of the City of Town and Country was held at 7:00 P.M. on Wednesday, May 18, 2016, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Neil Adams, Ward 1 resident, led the Pledge of Allegiance.

ROLL CALL

The following members were present for the 7:03 P.M. roll call: Chairman Sulewski, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Mueller and Rivas. Commissioners Kreikemeier, McKnight and Omell were absent.

Melanie Rippetoe, City Planner, was present.

City Attorney Steve Garrett was present to represent the City.

MINUTES – 4/20/16

Mr. Bolazina moved to approve the minutes, seconded by Alderman Meyland-Smith.

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 4/20/16, were unanimously approved by voice vote.

NEW BUSINESS

1. **109 BALLAS COURT** – A request for a Conditional Use Permit (CUP) for an accessory structure, a pool house with an attached pavilion on a site of approximately 1.2 acres located at 109 Ballas Court, in the Suburban Estate (SE) Zoning District, by Neil and Melissa Adams, owners.

Neil and Melissa Adams, owners, were present on behalf of the request.

Upon inquiry by Alderman Meyland-Smith, Ms. Adams explained there is significant screening between the neighboring property and the only additional landscaping is around the proposed pool house.

Chairman Sulewski called for public comment.

Hearing none, Mr. Cima moved to recommend approval of the Conditional Use Permit, with conditions 1-12 as set forth in the staff report. Mayor Dalton seconded the motion.

Mr. Bolazina moved to amend condition 3 as follows:
(New language **bolded** and **underlined**) (Deleted language shows as ~~strikethrough~~)

> 3. The square footage of the attached covered patio shall not exceed 368 square feet and shall be no taller than ~~17~~ **16** feet.

The motion fails for lack of a second.

Alderman Meyland-Smith urged the owners to seek approval from surrounding neighbors.

The roll call vote on the motion to recommend approval with conditions was: AYE, Chairman Sulewski, Mayor Dalton, Alderman Meyland-Smith, Commissioners Cima, Mueller and Rivas; NAY, Commissioner Bolazina; ABSTAIN, none; ABSENT, Commissioners Kreikemeier, McKnight and Omell.

The motion to recommend approval of the Conditional Use Permit carried 6-1.

OTHER BUSINESS

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Discussion ensued regarding the zoning modifications under consideration among the work group created to review City Zoning Codes.

Alderman Meyland-Smith thanked Commissioners Bolazina and McKnight for their contribution to the work group.

ADJOURN

On motion of Mayor Dalton, seconded by Mr. Cima, the Commission unanimously voted to adjourn the meeting at 7:29 P.M.

Will McKnight, Secretary