

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
OCTOBER 19, 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, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and Omell. Mayor Dalton, Commissioners Bolazina and Kuchan were absent.

Craig Wilde, Planning and Public Works Director, 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, October 19, 2016, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

David Phipps, Town & Country Fire Marshal, led the Pledge of Allegiance.

ROLL CALL

The following members were present for the 7:02 P.M. roll call: Chairman Sulewski, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and Omell. Mayor Dalton, Commissioners Bolazina and Kuchan were absent.

Craig Wilde, Planning and Public Works Director, was present.

City Attorney Steve Garrett was present to represent the City.

MINUTES – 10/05/16

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

Chairman Sulewski called for corrections or amendments.

Dr. Omell moved to amend the minutes, as follows:

(New language **bolded** and **underlined**) (Deleted language shows as ~~strikethrough~~)

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Commissioner Omell suggested Commissioner Bolazina work with staff to revise the outdoor dining ordinance.

Mr. Cima seconded the motion and a voice vote carried.

The roll call vote to approve the minutes, as amended was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and

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Omell; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina and Kuchan.

The minutes of 10/05/16, as amended, were unanimously approved.

OLD BUSINESS

1. Amendment to the Zoning Code – Amendment to three sections of Chapter 405: Zoning Regulations of the Municipal Code of the City of Town & Country as it relates to Minor Shopping Centers (continued from 10/05/16)

Craig Wilde, Planning and Public Works Director, was present on behalf of the request.

Mr. Wilde stated the Minor Shopping Center definition was revised to make a distinction between Minor and Major Shopping Centers.

In response to Alderman Meyland-Smith, Mr. Wilde explained Clayton Village, Lamp & Lantern, Schnucks Woodsmill Plaza and Woods Mill Center qualify as Minor Shopping Centers.

Chairman Sulewski called for public comment.

Hearing none, Mr. Kreikemeier moved to recommend approval of the zoning amendment, seconded by Dr. Omell.

The roll call vote was as follows: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and Omell; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina and Kuchan.

The motion to recommend approval of the Zoning Amendment carried unanimously.

The Commission then made findings regarding the proposed zoning amendment.

Chairman Sulewski moved to recommend to the Board of Aldermen that:

1. There is a public need for the proposed use.
2. The proposed amendment and proposed use are in compliance with and/or deviate from the Comprehensive Plan.
3. The property in question is suitable for the uses permitted under the proposed zoning.
4. There are adequate public facilities, such as sewer and water, and other required public services.
5. The public health, safety, and general welfare will not be damaged.
6. The land values of adjoining properties will not be damaged.
7. The adoption of a proposed amendment is in the public interest and is not solely for the interest of the applicant.

Ms. Mueller seconded the motion.

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The roll call vote was as follows: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and Omell; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina and Kuchan.

The motion carried unanimously.

2. Amendment to the Zoning Code – Amendment to three sections of Chapter 405: Zoning Regulations of the Municipal Code of the City of Town & Country as it relates to Outside Dining (continued from 10/05/16)

Craig Wilde, Director of Planning and Public Works, was present on behalf of the request.

Mr. Wilde explained the proposal as an amendment to allow outside dining as a permitted use as well as modifications to the standards for outside dining.

Chairman Sulewski called for public comment.

In response to Chairman Sulewski, Mr. Wilde stated with the current regulations outside dining would require an Amended Final Site Development Plan, Conditional Use Permit and Restaurant approval. He explained the proposal eliminates the need for a Conditional Use Permit while still maintaining the other two approvals.

Alderman Meyland-Smith inquired about existing restaurants that do not require site modifications for outside dining. In response, Mr. Wilde explained Restaurant Approval would still be need to be obtained as the previous approval does not include outside dining.

Lengthy discussion ensued regarding the proposal including enforcement, parking and concerns in connection with the standards for outside dining.

Mr. McKnight moved to continue the Amendment to the Zoning Code to the February 15, 2017 meeting, seconded by Mr. Cima.

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

The motion to continue carried unanimously.

3. Amended Final Site Development Plan – Clayton Village Shopping Center – A request by Walmar Investment Company, owner, for approval of an Amended Final Site Development Plan for Clayton Village Shopping Center, located at 14151 Clayton Road, in the Commercial (C) Zoning District (continued from 10/05/16)

Ms. Mueller stated she was provided a recording by the City and listened to the public hearing from October 5, 2016.

Edward Heckman, Walmar Investment Company and Mike Kupstas, Katie's Pizza & Pasta, were present on behalf of the request.

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Mr. Heckman explained the proposal was updated to include a three foot sidewalk extension and a brick veneer guardrail with railing to the outside dining for safety.

Alderman Meyland-Smith suggested using the brick veneer on both sides of the guardrail.

Chairman Sulewski called for public comment.

Hearing none, Mr. Cima moved to recommend approval of the Amended Final Site Development Plan for Clayton Village, with conditions A-I as set forth in the staff report. Mr. Kreikemeier seconded the motion.

The roll call vote was as follows: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioner Cima, Kreikemeier, McKnight, Mueller and Omell; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina and Kuchan.

The motion to recommend approval of the Amended Final Site Development Plan carried unanimously.

NEW BUSINESS

4. Conditional Use Permit – A request by Walmar Investment Company, owner, for approval of a Conditional Use Permit for outside dining, located at 14151 Clayton Road, in the Commercial (C) Zoning District

Edward Heckman, Walmar Investment Company and Mike Kupstas, Katie's Pizza & Pasta, were present on behalf of the request.

Alderman Meyland-Smith stated the existing regulations would apply to this Conditional Use. In response, Mr. Heckman agreed to the current conditions and regulations.

Dr. Omell moved to recommend approval of the Conditional Use Permit, seconded by Ms. Mueller.

The roll call vote was: AYE, Chairman Sulewski, Alderman Meyland-Smith, Commissioners Cima, Kreikemeier, McKnight, Mueller and Omell; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina and Kuchan.

The motion to recommend approval of the Conditional Use Permit carried unanimously.

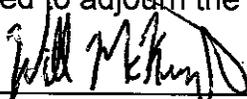
OTHER BUSINESS

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Meyland-Smith briefed the Commission on the process and upcoming meetings for the Neighborhood Preservation Initiatives.

ADJOURN

On motion of Dr. Omell, seconded by Mr. Kreikemeier, the Commission unanimously voted to adjourn the meeting at 7:53 P.M.



Will McKnight, Secretary