

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
OCTOBER 24, 2016**

WORK SESSION

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:30 PM on Monday, October 24, 2016.

Present were: Aldermen Butler, Crawford, Frautschi, Mange, Rallo and Wright. Aldermen Benigas and Meyland-Smith were absent.

Mayor Dalton presided.

1. Town Square Update

City Administrator Gary Hoelzer summarized the discussion points from the Work Session held on November 17. He also provided a tentative schedule for the project going forward to include formal presentations at a Work Session to be held on November 2 and the potential selection of one of the proposals at the November 14 Board of Aldermen meeting.

2. Discussion-Regular meeting agenda items

No votes were taken.

REGULAR MEETING

The regular meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Monday, October 24, 2016 at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Aidan Stillman, Boy Scout with Troop 631 from St. Mark's Presbyterian Church, led the Pledge of Allegiance.

ROLL CALL

The 7:00 PM roll call indicated Aldermen Butler, Crawford, Frautschi, Mange, Rallo and Wright to be present. Aldermen Benigas and Meyland-Smith were absent.

Mayor Dalton presided.

MINUTES – 10/10/16 Regular Meeting

Alderman Mange moved for approval, seconded by Alderman Wright.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 10/10/16 were unanimously approved by voice vote.

MINUTES – 10/17/16 Work Session

Alderman Mange moved for approval, seconded by Alderman Butler.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 10/17/16 were unanimously approved by voice vote.

HEARING FROM CITIZENS

Becky Neale, First Church of Christ, Scientist, distributed a flyer and invited the Mayor and Board of Aldermen to attend a talk entitled "Unselfish Prayers for the Election" by Lois Carlson at 7:00 PM on Sunday, November 6, at the Longview Farm House.

PUBLIC HEARING(S)

A court reporter with Midwest Litigation was present to record the public hearing.

- *A public hearing to consider the following amendments of the Zoning Regulations of the Municipal Code (also referred to as the Neighborhood Preservation Initiatives) regarding residential lot requirements, supplemental regulations, permitted uses and conditional uses:*
 1. *An Ordinance amending Chapter 400 of Title IV of the Municipal Code, specifically Sections 405.365(B)(2), 405.420(B)(4), 405.430(B)(4) and 405.430(B)(5) regarding setback requirements for residential buildings and pool structures*
 2. *An Ordinance amending Chapter 400 of Title IV of the Municipal Code, specifically Sections 405.080 and 405.345(A) regarding the floor area requirements of garages and accessory structures*
 3. *An Ordinance amending Chapter 400 of Title IV of the Municipal Code, specifically Section 405.345(A) regarding residential building offsets*
 4. *An Ordinance amending Chapter 400 of Title IV of the Municipal Code, specifically Sections 405.365(A), 405.365(B) and 405.370(A) regarding the allowance of outdoor game courts*
 5. *An Ordinance amending Chapter 400 of Title IV of the Municipal Code, specifically Sections 405.080 and 405.345(A) regarding the definition and composition of green space*

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on October 7, 2016.
2. Typewritten notice of hearing posted at the Municipal Center and on the City's website.
3. Bill Nos. 16-66, 16-67, 16-68, 16-69, and 16-70

Craig Wilde, Planning & Public Works Director, and Will McKnight, Planning & Zoning Commission Secretary, were present for questions.

Mayor Dalton described that these initiatives have been vetted by related commissions as well as during a Public Forum.

Mayor Dalton noted for the record that there were no questions from the Board.

Mayor Dalton called for public comments.

Al Gerber, 13482 Mason Village Court, inquired about whether the initiatives were more or less restrictive than the Code at present.

In response, Mr. Wilde stated that the initiatives were intended to make projects more thoughtful not to make them more or less restrictive.

Alderman Frautschi read a statement of Alderman Meyland-Smith's aloud. The statement highlighted the process the initiatives have gone through and how they reflect contemporary building concepts but incorporate the concerns of neighbors.

Alderman Rallo inquired about the reason for the initiatives. Mr. Wilde explained that increased turnover and growth of subdivisions spurred the interest in making projects more considerate of area neighbors without hurting the real estate in the City.

Mr. McKnight explained that several architects and builders were present at meetings and did not foresee a problem with the initiatives.

Lowell Seaton, 13134 Thornhill, inquired about the number of homes that might have been impacted if the ordinances were in place several years ago.

Mr. McKnight stated that a broad survey of the neighborhoods was completed and reviewed to identify issues. He explained that the initiatives will make an impact only on new homes and additions in order to make them less impactful on neighbors.

Hearing no further, the public hearing was closed.

APPOINTMENTS

COMMUNICATIONS AND REPORTS

Alderman Wright

Alderman Wright reported that Fall Festival and Discovery Sculpture dedication were held on Saturday, October 15. She thanked staff for their hard work on both wonderful events.

Alderman Frautschi

Alderman Frautschi reported that the next Ward 2 Coffee would be held from 4-5 PM on Saturday, November 12, at the Starbucks in Mason Woods Village. She stated that the next Ward 2 Forum is scheduled for 9:30 AM on Monday, November 14, at the Longview Farm House.

She also announced that the Public Works Commission will meet at 7:00 PM on Monday, November 21, at the Municipal Center

Alderman Rallo

Alderman Rallo announced that the Ways & Means Commission met on Friday, October 21 and recommended approval of the 2017 Budget.

Alderman Butler

Alderman Butler thanked staff and all the Environmental, Horticulture & Wildlife Commission members who volunteered at the Fall Festival for a great event.

She also reported that the Environment, Horticulture & Wildlife commission would meet on at 6:30 PM on Monday, November 7, at the Longview Farm House.

Mayor Dalton

Mayor Dalton announced that the next Community Conversation and Coffee would be held at Longview Farm House on Tuesday, November 1 at 7 PM. He stated updates will be given about items such as the Neighborhood Preservation Initiatives, Town Square, and other topics on the minds of attendees.

He also stated that formal presentations for the Town Square Project would be made at a Board of Aldermen Work Session to be held at 7:00 PM on Wednesday, November 2, at the Municipal Center.

Alderman Mange

Alderman Mange stated that the Plein Air Art Competition was held on Saturday, October 15 with 25 painters followed by a reception and awards. He also reported that the art is currently on display for viewing and purchase at the Longview Farm House.

UNFINISHED BUSINESS

BILL NO. 16-63, AN ORDINANCE AUTHORIZING A CHANGE ORDER WITH M&H CONCRETE CONTRACTORS, INC. IN RELATION TO THE 2016 SLAB REPLACEMENT PROJECT (sponsored Aldermen Frautschi & Meyland-Smith) (1st reading 10/10/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-63 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Wright.

The roll call vote was as follows: AYE, Aldermen Butler, Crawford, Frautschi, Mange, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, Benigas and Meyland-Smith.

The motion carried unanimously and Bill No. 16-63 became Ordinance No. 4026.

BILL NO. 16-64, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A DETACHED GARAGE / STUDIO, LOCATED AT 412 CHESHIRE FARM COURT IN THE CITY OF TOWN AND COUNTRY (sponsored by Aldermen Rallo & Benigas) (1st reading 10/10/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-64 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Butler.

Alderman Crawford stated for the record that she listened to a recording of the public hearing.

The roll call vote was as follows: AYE, Aldermen Butler, Crawford, Frautschi, Mange, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, Benigas and Meyland-Smith.

The motion carried unanimously and Bill No. 16-64 became Ordinance No. 4027.

BILL NO. 16-65, AN ORDINANCE AMENDING THE 2016 BUDGET BY TRANSFERRING APPROPRIATIONS AMONG CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNTS FOR FITNESS EQUIPMENT (sponsored by Aldermen Rallo and Crawford) (1st reading 10/10/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-65 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Wright.

The roll call vote was as follows: AYE, Aldermen Butler, Crawford, Frautschi, Mange, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, Benigas and Meyland-Smith.

The motion carried unanimously and Bill No. 16-65 became Ordinance No. 4028.

NEW BUSINESS

BILL NO. 16-66, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.365(B)(2), 405.420(B)(4), 405.430(B)(4) AND 405.430(B)(5) REGARDING SETBACK REQUIREMENTS FOR RESIDENTIAL BUILDINGS AND POOL STRUCTURES (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-66 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-66 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-67, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND 405.345(A) REGARDING THE FLOOR AREA REQUIREMENTS OF GARAGES AND ACCESSORY STRUCTURES (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-67 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-67 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-68, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 405.345(A) REGARDING RESIDENTIAL BUILDING OFFSETS (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-68 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-68 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-69, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.365(A), 405.365(B) AND 405.370(A) REGARDING THE ALLOWANCE OF OUTDOOR GAME COURTS (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-69 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-69 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-70, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND 405.345(A) REGARDING THE DEFINITION AND COMPOSITION OF GREEN SPACE (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-70 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-70 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-71, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 415.080, 415.100(A) AND ADOPTING SECTION 415.105 REGARDING ON-SITE STORMWATER CONTROL (sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-71 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-71 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-72, AN ORDINANCE AMENDING CHAPTER 500 OF TITLE V OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 500.160 REGARDING SITE CONTROL REQUIREMENTS
(sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-72 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-72 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-73, AN ORDINANCE AMENDING CHAPTER 500 OF TITLE V OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 500.160 REGARDING TEMPORARY OCCUPANCY
(sponsored by Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-73 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-73 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

RESOLUTION NO. R17-2016, A RESOLUTION RATIFYING THE WEST CENTRAL DISPATCH CENTER BOARD OF DIRECTORS' RESOLUTION TO PROVIDE EMPLOYEE PENSION PROGRAM BENEFITS UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM (LAGERS)

Alderman Mange moved for approval, seconded by Alderman Crawford.

A voice vote was taken and carried.

BILL NO. 16-74, AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 125 OF TITLE I OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, REGARDING THE NAME OF THE ENVIRONMENT, HORTICULTURE AND WILDLIFE COMMISSION (sponsored by Alderman Butler)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-74 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-74 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

BILL NO. 16-75, AN ORDINANCE AMENDING ARTICLE V OF CHAPTER 125 OF TITLE I OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 125.270 RELATING TO THE MATCHING GRANT PROGRAM FOR CITY BEAUTIFICATION AND SECTION 125.275 REGARDING THE LAND DONATION POLICY (sponsored by Alderman Butler)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-75 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-75 continued to the meeting of Monday, November 14, 2016 for the second reading and consideration.

WARRANT LIST-10/24/16

Alderman Crawford moved for approval, seconded by Alderman Wright.

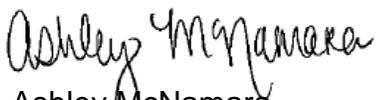
Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of October 24, 2016, in the amount of \$135,806.78 was unanimously approved.

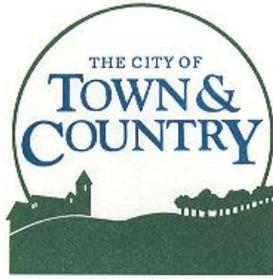
OTHER

ADJOURN

On motion of Alderman Frautschi, seconded by Alderman Wright and unanimously approved by voice vote, the meeting adjourned at 7:37 PM.


Ashley McNamara
City Clerk

Municipal Center
1011 Municipal Center Drive
Town & Country
Missouri 63131-1101
Tele. (314) 432-6606
Fax (314) 432-1286



Jonathan F. Dalton
Mayor

Gary A. Hoelzer
City Administrator

**NOTICE OF PUBLIC HEARING
BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY, MO**

Notice is hereby given that the Board of Aldermen of the City of Town & Country, Missouri will hold a Public Hearing on Monday, October 24, 2016 at 7:00 p.m., at the Municipal Center, 1011 Municipal Center Drive, 63131, to consider the following amendments of the Zoning Regulations of the Municipal Code (also referred to as the Neighborhood Preservation Initiatives) regarding residential lot requirements, supplemental regulations, permitted uses and conditional uses:

1. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.365(B)(2), 405.420(B)(4), 405.430(B)(4) AND 405.430(B)(5) REGARDING SETBACK REQUIREMENTS FOR RESIDENTIAL BUILDINGS AND POOL STRUCTURES
2. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND 405.345(A) REGARDING THE FLOOR AREA REQUIREMENTS OF GARAGES AND ACCESSORY STRUCTURES
3. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 405.345(A) REGARDING RESIDENTIAL BUILDING OFFSETS
4. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.365(A), 405.365(B) AND 405.370(A) REGARDING THE ALLOWANCE OF OUTDOOR GAME COURTS
5. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND 405.345(A) REGARDING THE DEFINITION AND COMPOSITION OF GREEN SPACE

Interested parties may appear and be heard at the Public Hearing indicated above. All public documents relating to this matter are available for review at the Municipal Center during business hours, 8:00 a.m. to 4:30 p.m. Monday through Friday or by special appointment as may be available by contacting Craig J. Wilde – Director of Planning & Public Works at 314-587-2824.

Ashley McNamara
City Clerk
October 7, 2016

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

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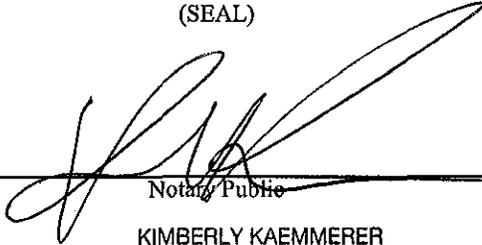
Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **October 07, 2016** edition and ending with the **October 07, 2016** edition, for a total of 1 publications:

10/07/2016



Karie Clark

Subscribed & sworn before me this 7 day of Oct, 2016
(SEAL)



Notary Public

KIMBERLY KAEMMERER
Notary Public - Notary Seal
State of Missouri, St Louis City
Commission #14967146
My Commission Expires Apr 27, 2018

NOTICE OF PUBLIC HEARING BOARD OF ALDERMEN CITY OF TOWN AND COUNTRY, MO

Notice is hereby given that the Board of Aldermen of the City of Town & Country, Missouri will hold a Public Hearing on Monday, October 24, 2016 at 7:00 p.m., at the Municipal Center, 1011 Municipal Center Drive, 63131, to consider the following amendments of the Zoning Regulations of the Municipal Code (also referred to as the Neighborhood Preservation Initiatives) regarding residential lot requirements, supplemental regulations, permitted uses and conditional uses:

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2. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND 405.345(A) REGARDING THE FLOOR AREA REQUIREMENTS OF GARAGES AND ACCESSORY STRUCTURES
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4. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.365(A), 405.365(B) AND 405.370(A) REGARDING THE ALLOWANCE OF OUTDOOR GAME COURTS
5. AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080 AND

AFFIDAVIT OF PUBLICATION

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**405.345(A) REGARDING THE
DEFINITION AND COMPOSITION OF
GREEN SPACE**

Interested parties may appear and be heard at the Public Hearing indicated above. All public documents relating to this matter are available for review at the Municipal Center during business hours, 8:00 a.m. to 4:30 p.m. Monday through Friday or by special appointment as may be available by contacting Craig J. Wilde - Director of Planning & Public Works at 314-587-2824.

Ashley McNamara
City Clerk

October 7, 2016

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