

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
NOVEMBER 16, 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, Commissioners Cima, Kreikemeier, Kuchan, McKnight and Mueller. Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina and Omell were absent.

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

In City Attorney Steve Garrett's absence, Attorney Ed Sluys 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, November 16, 2016, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Chairman Sulewski led the Pledge of Allegiance.

ROLL CALL

The following members were present for the 7:00 P.M. roll call: Chairman Sulewski, Commissioners Cima, Kreikemeier, Kuchan, McKnight and Mueller. Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina and Omell were absent.

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

Attorney Ed Sluys was present to represent the City.

MINUTES – 10/19/16

Mr. Kreikemeier moved to approved the minutes, seconded by Ms. Mueller.

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 10/19/16 were unanimously approved by voice vote.

NEW BUSINESS

- 1. Conditional Use Permit** – A request has been submitted by David M. Blake an agent of Town and Country Holdings I, LLC., owner, for approval of a Conditional Use Permit for a gate, located at 1390 S. Mason Road, in the Suburban Estate (SE) Zoning District

Planning & Zoning Commission Page 2 of 3

November 16, 2016

No presenter was present on behalf of the request.

Chairman Sulewski confirmed the proposed gate meets the standards for emergency vehicle access to the property.

Mr. McKnight moved to recommend approval of the Conditional Use Permit, with conditions A-I as set forth in the staff report. Mr. Cima seconded the motion.

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

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

2. Conditional Use Permit – A request has been submitted by John H. Berra, Jr., owner, for approval of a Conditional Use Permit for a Private Club / Private Stable, located at 46 Sellenriek Road, in the Suburban Estate (SE) Zoning District

Ed Griesedieck, EJG Consulting LLC, and Mike Faulkner, Sterling Engineering, were present on behalf of the request.

Mr. Griesedieck described the project as an indoor riding arena on a 33 acre lot for private use by the residents of the Terra Bella subdivision. He added the arena would be 65 feet from the southern property line with little outside lighting.

In response to Mr. Kuchan, Mr. Griesedieck stated there has not been direct contact with the neighbors south of the property.

Chairman Sulewski called for public comment. Hearing none, Mr. Kreikemeier moved to recommend approval of the Conditional Use Permit, with conditions A-H as set forth in the staff report. Mr. McKnight seconded the motion.

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

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

3. Improvement Plans and Record Plat Approval – A request has been submitted by NBS Development, LLC., owner, for approval of Improvement Plans and a Record Plat for "Lochenheath" a 6 Lot Subdivision, located at 1949 Barrett Station Road, in the Suburban Estate (SE) Zoning District

David Volz, Voz Engineering, and Bud Miceli, Miceli Homes, were present on behalf of the request.

Mr. Volz stated they are seeking final approval of a six lot subdivision and associated improvement plans for Lochenheath subdivision. He explained that two inlets were added since the Preliminary Plat approval to collect more sheet water.

Planning & Zoning Commission Page 3 of 3

November 16, 2016

Chairman Sulewski called for public comment.

Hearing none, Mr. Cima moved to approve the Improvement Plans and recommend approval of the Record Plat. Mr. Kreikemeier seconded the motion.

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

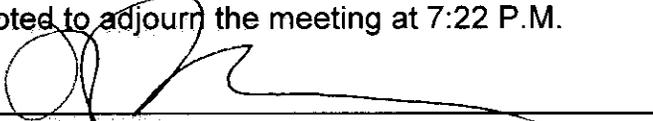
The motion to approve the Improvement Plans and recommend approval of the Record Plat carried unanimously.

OTHER BUSINESS

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

ADJOURN

On motion of Ms. Mueller, seconded by Mr. Kreikemeier, the Commission unanimously voted to adjourn the meeting at 7:22 P.M.



Ron Sulewski, Chairman