

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
JANUARY 18, 2017**

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, Kuchan, McKnight, and Mueller. Mayor Dalton, Commissioners Bolazina, Kreikemeier and Omell were absent.

Craig Wilde, Planning and Public Works Director, and Ryan Spencer, Planner, were 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, January 18, 2017, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Tiffany Frautschi, Ward 2 Alderman, led the Pledge of Allegiance.

ROLL CALL

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

Craig Wilde, Planning and Public Works Director, and Ryan Spencer, Planner, were present.

Attorney Ed Sluys was present to represent the City.

MINUTES – 12/21/16

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

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 12/21/16 were unanimously approved by voice vote.

OLD BUSINESS

- 1. Preliminary Plat** – A request has been made by Rehnquist Design + Build, owner, to subdivide a site of approximately 8.5 acres into six residential lots. The

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site to be subdivided is located at 2045 and 2069 S. Mason Road, in the Suburban Estate (SE) Zoning District – Continued from 12/21/16

Mr. McKnight stated he was provided a recording by the City and listened to the public hearing from December 21, 2016.

Rob Rehnquist, Rehnquist Design + Build, was present on behalf of the request.

Ed Sluys, City Attorney, stated the City Attorney's office had reviewed the issues cited at the last Planning and Zoning meeting regarding the Stonemont Preliminary Plat. He explained the bridal easement, granted as a part of the Manchester Meadows development, was for travel along the buffer zone, and none of the easement encumbers the proposed subdivision. He also stated in regards to the road issue Section 410.200.A.2.a.3 of the Municipal Code is intended to protect property owners that are currently allowed to subdivide their property. He added that as it stands Ms. Clayton cannot subdivide her property without a variance and these findings will not affect the preliminary plat.

Craig Wilde, Planning and Public Works Director, explained the preliminary plat is a plan that shows intent to create a subdivision by the applicant and is not usually highly detailed. He added the applicant will have to come back to the Planning and Zoning Commission within a year of approval with the detailed improvement plans and record plat, and then to the Board of Aldermen for final approval.

In response to Mr. McKnight, Mr. Wilde answered the lot lines could change on the improvement plans and record plat however it would still need to be consistent with the preliminary plat approval.

Mr. Rehnquist reiterated that during the construction of the proposed subdivision the easement to 2053 S. Mason Road would be maintained and there is no bridal easement on the property but adjoins it to the west.

Chairman Sulewski called for public comment.

Rosanne Horan, 10260 Manchester Road, Kirkwood, stated she is an attorney representing Ms. Clayton who lives at 2053 S. Mason Road. She expressed concern regarding the position of the street in reference to the recorded driveway easement, the safety of people walking and horses without a sidewalk, and not extending the right of way to Ms. Clayton's property for future development.

Discussion was held regarding the points of concern voiced from surrounding neighbors.

Mr. Cima moved to approve the Preliminary Plat, seconded by Mr. McKnight.

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

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The motion to approve the Stonemont Preliminary Plat carried unanimously.

NEW BUSINESS

2. Conditional Use Permit – A request has been submitted by Larry Martin, contractor, on behalf of Brian and Kristen Hogan, owners, for approval of a Conditional Use Permit for an accessory structure (stand-alone pavilion), located at 2074 Turnberry Park Lane, in the Suburban Estate (SE) Zoning District

Larry Martin, contractor, was present on behalf of the request.

In response to Alderman Meyland-Smith, Mr. Martin explained the homeowners raised the height of the pavilion for more detail in the ceiling.

Alderman Meyland-Smith suggested reaching out to neighbors and the subdivision trustees.

Chairman Sulewski called for public comment.

Hearing none, Alderman Meyland-Smith moved to recommend approval of the Conditional Use Permit. Ms. Mueller seconded the motion.

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

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 reported the following items:

- Conditional Use Permit for a gate at 1390 S. Mason Road was approved
- Conditional Use Permit for a private stable at 46 Sellenriek Road was continued
- Amended Final Site Development Plan for the Maryville baseball scoreboard had first reading
- Consolidation Plat at 13190 S. Outer Forty Road had first reading
- Boundary Adjustment Plat at Glenmaro Lane had first reading

ADJOURN

On motion of Ms. Mueller, seconded by Mr. McKnight, the Commission unanimously voted to adjourn the meeting at 7:36 P.M.



Will McKnight, Secretary