

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
FEBRUARY 15, 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, Commissioners Bolazina, Cima, Kreikemeier, Kuchan, McKnight, and Mueller. Mayor Dalton, Alderman Meyland-Smith and Commissioner Omell were absent.

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

City Attorney Steve Garrett was present to represent the City.

Commissioner McKnight summarized the discussion points from the proposed Outside Dining Zoning Text Amendments.

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, February 15, 2017, 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 7:04 P.M. roll call: Chairman Sulewski, Commissioners Bolazina, Cima, Kreikemeier, Kuchan, McKnight, and Mueller. Mayor Dalton, Alderman Meyland-Smith and Commissioner Omell were absent.

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

City Attorney Steve Garrett was present to represent the City.

MINUTES – 01/18/17

Mr. McKnight moved to approve the minutes, seconded by Mr. Kreikemeier.

Chairman Sulewski called for corrections or amendments.

Hearing none, the minutes of 01/18/17 were unanimously approved by voice vote.

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SUSPEND AGENDA RULES

Mr. McKnight moved to suspend the agenda rules in order to hear agenda item #1 after item #5.

Mr. Bolazina seconded the motion and it was approved unanimously by voice vote.

NEW BUSINESS

2. Conditional Use Permit – A request has been submitted by William Kemp, owner, of Riverview Real Estate Company, LLC for approval of a Conditional Use Permit for an accessory structure (stand-alone pavilion), located at 1819 Nettlecreek Drive (Thornhill Estates), in the Suburban Estate (SE) Zoning District

William Kemp, Riverview Real Estate Company, was present on behalf of the request.

The principle concerns discussed were in regards to the size of the proposed pavilion and surrounding neighbor approval.

Mr. Wilde stated permitted accessory structures exceeding the maximum size limitations may be permitted as a Conditional Use. He further added the homeowner's association has been contacted and a public hearing will be held at the Board of Aldermen.

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

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

The motion to recommend approval carried unanimously.

3. Conditional Use Permit – A request has been submitted by Colleen Schoendienst, owner, for approval of a Conditional Use Permit for outdoor dining at the McDonalds located at 101 Lamp & Lantern Village, in the Commercial (C) Zoning District

Colleen Schoendienst, owner, was present on behalf of the request.

Ms. Schoendienst described the project as an addition of three to four tables on an existing patio to be used for outside dining.

Considerable discussion was held regarding the safety of pedestrian ingress and egress through the railing openings as opposed to using gates to enclose the patio.

In response to using gates to enclose the patio, Ms. Schoendienst expressed concern for pedestrians walking through the parking lot to an entrance further away.

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Chairman Sulewski called for public comment.

Hearing none, Mr. Bolazina moved to recommend approval of the Conditional Use Permit, with conditions A-G as set forth in the staff report. Mr. McKnight seconded the motion.

Mr. Bolazina moved to add another condition as follows:

H. Self-closing gates at both north and south openings at present railing design.

Mr. Kuchan seconded the motion.

Mr. Cima stated the gates could create a longer time frame for those entering the patio from the parking lot, increasing the chance for vehicular accidents.

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

The motion failed 5-2.

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

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

4. Conditional Use Permit – A request has been submitted by Kari Yess, owner, for approval of a Conditional Use Permit for an accessory structure (stand-alone pavilion), located at 12074 Carberry Place, in the Suburban Estates (SE) Zoning District

Kyla Scheuermann, Poynter Landscape, was present on behalf of the request.

Mr. Kreikemeier confirmed the Conditional Use is required only for the square footage of the pavilion.

Chairman Sulewski called for public comment.

In response to Mr. Bolazina, Ms. Scheuermann stated the project has trustee approval.

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

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

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

5. Zoning Text Amendment – Special Zoning Districts – Proposed new article titled “Special Zoning Districts” which will serve as the location for newly established planned development and overlay districts

Ryan Spencer, Planner, and Craig Wilde, Director of Planning and Public Works, were present on behalf of the request.

Mr. Spencer described the proposal as a new Special Zoning District to serve as the section for planned developments and overlay districts. He added this will establish a definition and process for creating these special districts. He further explained a number of existing districts would be defined as such since they are specific and unique to a certain use or property.

The Commission deliberated the merits and disadvantages of the proposed text amendment.

Chairman Sulewski called for public comment.

Hearing none, Mr. McKnight moved to continue the Zoning Text Amendment to March 15, 2017 for further review. Mr. Cima seconded the motion.

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

The motion to continue carried unanimously.

OLD BUSINESS

1. Zoning Text Amendment – Outside Dining – Discussion to be led by Commissioners McKnight and Bolazina to present.

The Commission continued review of the recommendations for the outside dining text amendment, with lengthy discussion held regarding music and lighting.

Commissioners Bolazina and McKnight stated they would work with staff to create language for the next meeting.

Chairman Sulewski called for public comment.

Hearing none, Mr. McKnight moved to continue the Zoning Text Amendment to March 15, 2017 for further review. Ms. Mueller seconded the motion.

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

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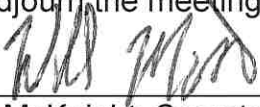
The motion to continue carried unanimously.

OTHER BUSINESS

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

ADJOURN

On motion of Mr. Cima, seconded by Mr. McKnight, the Commission unanimously voted to adjourn the meeting at 8:49 P.M.



Will McKnight, Secretary