

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
FEBRUARY 16, 2022**

Given ongoing public health concerns, and in accordance with the provisions of Sec. 610.020, RSMo., the Planning and Zoning Commission meetings were held via Zoom videoconference and streamed live to YouTube. Public comments on agenda items were solicited via email and the public were invited to sign-up to speak. Real time public viewing of each meeting was made available via the City's website at www.town-and-country.org.

STAFF REVIEW

Commission members and City staff held an open staff review meeting at 6:30 P.M. via Zoom videoconference.

Present at the meeting were Vice Chair McKnight, Commissioners Bolazina, Meyland-Smith, Munsell, Omell and White via videoconference. Chairman Cima, Mayor Rehm, Alderman Wittmaier, and Commissioner Mueller were absent.

Ryan Spencer, Planner, and City Attorney Ed Sluys were also present via videoconference.

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 16, 2022 via Zoom videoconference.

PLEDGE OF ALLEGIANCE

Vice Chair McKnight led the Pledge of Allegiance.

ROLL CALL

The 7:00 P.M. roll call indicated Vice Chair McKnight, Mayor Rehm, Commissioners Bolazina, Meyland-Smith, Munsell, Omell and White to be present via videoconference. Chairman Cima, Alderman Wittmaier, and Commissioner Mueller were absent.

Ryan Spencer, Planner, and City Attorney Ed Sluys were also present via videoconference.

MINUTES – 01/19/22

Dr. Omell moved to approve the minutes, seconded by Mr. White.

Vice Chair McKnight called for any corrections or amendments.

Hearing none, the minutes of 01/19/22 were unanimously approved by voice vote.

OLD BUSINESS

- 1. Zoning Text Amendment – Amendment of regulations pertaining to oversight and management of tree studies; Section 405.335 Natural Resource Protection Standards (Approved at the January 19, 2022 meeting, however findings were not made by the Commission)**

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The Commission then made findings regarding the proposed zoning amendments.

Dr. Omell 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 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. Munsell seconded the motion and carried unanimously by voice vote.

- 2. Conditional Use Permit** – A request has been made by Elliot Abbey and Kathryn Kiefer, owners, for approval of a Conditional Use Permit for an accessory structure (detached garage), located at 1089 Masonridge Road, in the Suburban Estate (SE) Zoning District **(Continued from the January 19, 2022 Planning and Zoning Commission Meeting)**

Max Bemberg, Bemberg Architecture, Marilyn Vollet and Mark Gordon, MDG Renovations, were present on behalf of the request via videoconference.

Ms. Vollet explained the project is designed to allow the current property owners to age in place by renovating the existing garage into the master suite. She added that the garage cannot be added on the north side due to a sewer easement and connecting it to the house did not lead to an aesthetically pleasing design.

Utilizing a PowerPoint presentation, Mr. Bemberg explained that since the last meeting they have updated the design with brick on the south side, with similar scale and massing to the front elevation, and added the same stone and wood detailing. He stated the garage would line up with the house and it is a considerable distance from both Clayton Road and Masonridge Road. He added that the property is already heavily vegetated but they will also be planting wisteria to further add to the buffer.

Mr. Bolazina stated he appreciated the redesign to match the west wing and the added landscaping.

Mr. Meyland-Smith asked for more design consideration be applied to the east elevation due to the visibility from Masonridge Road. He also stated there is an ordinance for new houses that requires the primary materials on the front elevation be used on the other elevations and while this is not a new house he asked the same be applied to this garage.

Discussion ensued.

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Mayor Rehm moved to recommend approval of the Conditional Use Permit with conditions A-G, as set forth in the staff report. Dr. Omell seconded the motion.

The roll call vote was: AYE, Vice Chair McKnight, Mayor Rehm, Commissioners Bolazina, Munsell, and Omell; NAY, Commissioners Meyland-Smith and White; ABSTAIN, none; ABSENT, Chairman Cima, Alderman Wittmaier, and Commissioner Mueller.

The motion to recommend approval of the Conditional Use Permit carried 5-2.

OTHER

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Mr. Spencer reported, on behalf of Alderman Wittmaier, that:

- Record Plat for Greystone Subdivision was approved
- Conditional Use Permit for a pool and pool house at 929 Claymark was first read
- Preliminary Site Development Plan and Conditional Use Permit for 2721 N. Ballas Road was first read and that there are proposed added conditions for a maintenance agreement for landscaping and adding a Flock security camera

ADJOURN

On motion of Dr. Omell, seconded by Ms. Munsell, the Commission unanimously voted to adjourn the meeting at 7:32 P.M.



Granville White, Secretary