

MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
JULY 20, 2022

STAFF REVIEW

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

Present at the meeting were Chairman Cima, Alderman Parrotte, Commissioners Meyland-Smith, Munsell, Omell, and White. Mayor Rehm, Commissioners Bolazina, McKnight and Mueller were absent.

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

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, July 20, 2022, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Chairman Cima led the Pledge of Allegiance.

ROLL CALL

The 7:00 P.M. roll call indicated Chairman Cima, Alderman Parrotte, Commissioners Meyland-Smith, Munsell, Omell, and White were present. Alderman Parrotte, Commissioners Bolazina, McKnight and Mueller were absent.

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

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

Chairman Cima called for any corrections or amendments.

Hearing none the minutes of 6/15/22 were unanimously approved by voice vote.

OLD BUSINESS

- 1. Rezoning/Preliminary Site Development Plan** – An application has been submitted by Greg Yawitz of KEAT Properties/KDG, owner under contract, for the approval of the rezoning from Commercial (C) Zoning District to a Planned Non-Residential Development (PNRD) District with major education and commercial uses and an associated preliminary site development plan in order to construct a multi-purpose event center, parking garage, and student residence hall with associated commercial retail, known as Woodsmill Center Redevelopment, on 11.58 acres located at 14302 South Outer Forty Road – **PUBLIC HEARING (Continued from the May 18, 2022 Meeting – Continued to the meeting of August 17, 2022)**

Chairman Cima announced the agenda item had previously been continued to the meeting of Wednesday, August 17, 2022.

NEW BUSINESS

- 2. Conditional Use Permit** – An application has been submitted by Megan Hail of Astrawatt Solar, applicant, on behalf of Zach Fallon, owner, for approval of a Conditional Use Permit for an accessory structure (roof-mounted solar energy system facing a street), located at 703 Savannah Crossing Way, in the Commercial – Planned Mixed Use (C-PMX) Zoning District

Zach Fallon, owner, and Bryan Binkholder, Astrawatt Solar, were present on behalf of the request.

Dr. Omell inquired about what happens to the panels if they are damaged or after they stop working. In response, Mr. Binkholder stated they go back to the distributor or manufacturer but that he is not sure what happens the panels when returned. Dr. Omell said some of the panels contain hazardous or harmful material and he is concerned about the future and making sure they are disposed of in a safe manner.

In response to Mr. White, Mr. Fallon explained that while they recently moved into the subdivision they spoke with a few neighbors and have heard no concerns.

Chairman Cima called for public comment.

Hearing none, Dr. Omell moved to recommend approval of the Conditional Use Permit with conditions A-G, as set forth in the staff report. Alderman Parrotte seconded the motion.

The roll call vote on the motion was: AYE, Chairman Cima, Alderman Parrotte, Commissioners Meyland-Smith, Munsell, Omell and White; NAY, none; ABSTAIN, none; ABSENT, Mayor Rehm, Commissioners Bolazina, McKnight and Mueller.

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

- 3. Conditional Use Permit** – An application has been submitted by Danielle and Keith Tope, owners, for approval of a Conditional Use Permit for an accessory structure (pool house), located at 15 Clayton Hills Lane, in the Suburban Estate (SE) Zoning District

Danielle and Keith Tope, owners, and Tracy Collins, Formwork Architecture, were present on behalf of the request.

Ms. Collins described the project as a 450 sq. ft. pool house to be installed in conjunction with a pool. She stated the pool is to address family health concerns and the pool house will provide cover from the sun.

Ms. Tope stated they have spoken with the surrounding neighbors and they have no issues.

Mr. Meyland-Smith stated that while the plans indicate five trees are to be planted, normally landscaping is shown closer to the structure to act as a buffer for neighboring properties. In response Ms. Tope explained it is their intent to install additional landscaping along the west property line after construction is complete. Mr. Tope added

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that they first plan on removing the honeysuckle to be able to plant arborvitae and additional landscaping.

Mr. White inquired about the potential runoff from the berm. In response, Mr. Tope explained the berm may not be constructed as most of the excavated dirt is being used to build up the area around the pool.

Chairman Cima called for public comment.

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

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

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

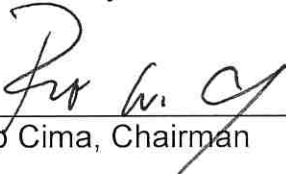
OTHER

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Parrotte reported the second Board of Alderman meeting in July has been cancelled and the Board Retreat will be held on Tuesday, August 2nd.

ADJOURN

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



Rob Cima, Chairman