

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
AUGUST 17, 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, Mayor Rehm, Commissioners Bolazina, Meyland-Smith, Munsell and Omell. Alderman Parrotte, Commissioners McKnight, Mueller and White 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, August 17, 2022, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Commissioner Munsell led the Pledge of Allegiance.

ROLL CALL

The 7:02 P.M. roll call indicated Chairman Cima, Mayor Rehm, Commissioners Bolazina, Meyland-Smith, Munsell and Omell were present. Alderman Parrotte, Commissioners McKnight, Mueller and White were absent.

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

MINUTES – 07/20/22

Dr. Omell moved to approve the minutes, seconded by Mayor Rehm.

Chairman Cima called for any corrections or amendments.

Mr. Bolazina noted a scrivener's error on page 2.

Hearing no corrections the minutes of 7/20/22 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)**

Greg Yawitz, KEAT Properties, was present on behalf of the request.

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Mr. Yawitz explained the revisions are taking longer than expected and that he would like to request a continuance to the September meeting.

Laura Lowell, Planning & Public Works Admin, noted that one email had been received, distributed to the Commission, and will be attached to and made part of these minutes.

Mayor Rehm moved to continue agenda item 1 and the public hearing to the meeting of Wednesday, September 21, 2022. Mr. Meyland-Smith seconded the motion.

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

The motion to continue carried unanimously.

NEW BUSINESS

2. **Conditional Use Permit** – An application has been submitted by Keaton Dryden of Ecovole, applicant, on behalf of Louie Chong, owner, for approval of a Conditional Use Permit for an accessory structure (roof-mounted solar energy system facing a street), located at 722 Savannah Crossing Way, in the Commercial – Planned Mixed Use (C-PMX) Zoning District

Louie Chong, owner, was present on behalf of the request.

Mr. Meyland-Smith confirmed the color of the panels and mounting are black to match the shingles.

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

Mr. Bolazina moved to amend condition F as follows:

(New language **bolded** and **underlined**) (Deleted language shows as strikethrough)

F. ...authorized herein shall be furnished to the transferee, **and recorded at the St. Louis County Recorder of Deeds.**

Mayor Rehm seconded the motion and carried unanimously by voice vote.

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

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

3. **Conditional Use Permit** – An application has been submitted by Penny Walli, owner, for approval of a Conditional Use Permit for an accessory structure (pool), located at 23 Summerhill Lane, in the Suburban Estate (SE) Zoning District

Bob Lovato, Poynter Landscaping, was present on behalf of the request.

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Mr. Lovato described the project as the addition of a pool with associated landscaping. He explained that the pool had to be pushed back further away from the house due to easements in the rear yard.

Mr. Meyland-Smith inquired about the removal of any trees. In response, Mr. Lovato stated that only one tree would be removed but there will be additional plantings.

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

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

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

OTHER

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

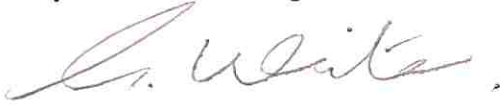
PUBLIC COMMENT

Holly Shaw, 19 Summerhill Lane, stated she is a trustee of the Summerhill subdivision. She stated that there are water concerns in the subdivision and asked that the proposed pool at 23 Summerhill Lane be reviewed for all storm water regulations to avoid increasing the existing issues.

Mr. Spencer explained the storm water calculations would be reviewed by the Public Works Director prior to the issuance of any building permit.

ADJOURN

On motion of Dr. Omell, seconded by Mayor Rehm, the Commission unanimously voted to adjourn the meeting at 7:23 P.M.



Granville White, Secretary

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Lowell, Laura

From: Kathy Bridges <bridges@zrgmail.com>
Sent: Wednesday, July 27, 2022 3:02 PM
To: Lowell, Laura
Cc: 'Tom Bridges'
Subject: FW: T/C Planning and Zoning

Hello Laura,

Please disseminate this email to all of the Planning and Zoning Committee members. Also please let me know you have received this email as I have a rather unique email address and sometimes it goes to spam.

Thank you.

Tom and Kathy Bridges
724 Cedar Field Court
bridges@zrgmail.com
Thomas.bridges812@gmail.com

From: Kathy Bridges [<mailto:bridges@zrgmail.com>]
Sent: Wednesday, July 27, 2022 2:42 PM
To: 'Sue Allen' <sallenpt@aol.com>
Cc: 'Tom Bridges' <thomas.bridges812@gmail.com>; 'TCmayor@town-and-country.org' <TCmayor@town-and-country.org>; 'ParotteJ@town-and-country.org' <ParotteJ@town-and-country.org>
Subject: RE: T/C Planning and Zoning

Hi Sue,

Thanks so much for the update. As we have spoken on several occasions, we are adamant about our opposition to this redevelopment. And as we have told you, we have lost sleep just thinking about the possibility of this becoming a reality. It is a nightmare for us. Imagine your home directly abutting this property. It is more than upsetting. There is no actual buffer between our property and the parking garage. As you know, our home is at "ground zero" and several of our nearest neighbors are right there as well.

The noise levels alone should be enough to stop this from going forward. Also our understanding is now the developer wants to build a 160 room hotel rather than a dorm. This is totally unacceptable as well. The traffic studies will surely show this project is not feasible.

The current zoning laws are there for a reason and are for the benefit of the citizens of the Town and Country. All one has to do is read the Town and Country 2040 Vision Statement to realize this project does not fit. Current zoning laws should not be changed for the benefit of this developer. It will benefit his company and Maryville Universitynot Town and Country.

Woodsmill Center does need to be redeveloped but not with this project. All one has to do is read the 2040 Town and Country Comprehensive Plan to understand the philosophy and the expectations of what Town and Country is and should be in the future. This project will have a negative effect on Town and Country's reputation as a city making sure its residents live in "quiet peaceful neighborhoods". Maryville University (and the developer) are not being considerate of its relationship with Town and Country and is trying to push its wants and desires onto Town and Country, by using the possibility of adding new revenue to the city's coffers. This is a big unknown and doubtful. Someone within the city is "buying this approach" and is being blinded by the dollars being waved in their face instead of doing what is right. Maryville needs to stay within its own boundaries. If it so desires a new facility and says it has run out of land, all they

have to do is build a couple of parking garages on campus and then the University will have plenty of room to build whatever facilities it wants. Do not destroy our peaceful lives, compromise our safety, and ruin our property values for the benefit of those who are not concerned with the best interests of all Town and Country residents. That should always be your number one job.

Tom and Kathy Bridges
724 Cedar Field Court
bridges@zrgmail.com
Thomas.bridges812@gmail.com

From: Sue Allen [<mailto:sallenpt@aol.com>]
Sent: Wednesday, July 27, 2022 1:18 PM
Subject: T/C Planning and Zoning

Hi all,
In case you've not heard, the Maryville/Woodsmill project discussion for T/C Planning and Zoning has been moved to the September mtg. I was just in a mtg with Bob Shelton our City Administrator and he shared that and I wanted to pass along.

Not sure on date but that will be forthcoming

Have a great day
Sue

Sue Allen, Ward 4 Alderman
314-265-3824
sallenpt@aol.com