

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
JANUARY 17, 2018**

**OPEN STAFF REVIEW**

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

Present at the meeting were Vice Chairman Cima, Alderman Meyland-Smith, Commissioners Bolazina, Cima, Kreikemeier, Mueller and Omell. Chairman Sulewski, Mayor Dalton and Commissioner Kuchan were absent.

Ryan Spencer, Planner, was 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 17, 2018, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Steve Cameron, Ward 1 Resident, led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:03 P.M. roll call: Vice Chairman Cima, Alderman Meyland-Smith, Commissioners Bolazina, Kreikemeier, Mueller and Omell. Chairman Sulewski, Mayor Dalton and Commissioner Kuchan were absent.

Ryan Spencer, Planner, was present.

Attorney Ed Sluys was present to represent the City.

**MINUTES – 12/20/17**

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

Chairman Sulewski called for corrections or amendments.

Hearing none the minutes of 12/20/17 were unanimously approved by voice vote.

**OLD BUSINESS**

- 1. Zoning Text Amendment** – An amendment to regulations pertaining to Outdoor Game Courts

Ryan Spencer, Planner, was present on behalf of the request.

Planning & Zoning Commission Page 2 of 6

January 17, 2018

Mr. Spencer specified that the revisions from the last meeting included an updated definition of temporary and permanent outdoor game courts and they are separated into permitted and conditional use approvals.

In response to Alderman Meyland-Smith, Mr. Spencer confirmed that lighting is prohibited for both temporary and permanent outdoor game courts. He also explained staff concluded that setbacks would be the most effective means of enforcement for temporary outdoor game courts rather than a seasonal timeframe.

The Commission discussed people potentially using driveways or a portion thereof for game court activities.

Vice Chairman Cima called for public comments.

Steve Cameron, 65 Hawthorne Estates, thanked the Commission for the time and effort spent listening and reviewing the zoning regulations.

Maria Spivey, 12902 Tundra Court, inquired if a concrete footing with a removable netting system would require a conditional use permit. In response, Ms. Mueller stated in her opinion the pouring of concrete would constitute a permanent structure.

Hearing no further comment, Alderman Meyland-Smith moved to recommend approval of the Zoning Text Amendment. Dr. Omell seconded the motion.

Ms. Mueller moved to amend the definition of Outdoor Game Court, Temporary as follows:

(New language **bolded** and **underlined**) (Deleted language shows as strikethrough)  
...Temporary play and recreational equipment may be temporarily secured to the ground, but may not have **be** permanently attached or secured to the ground.

Dr. Omell seconded the motion and a voice vote carried unanimously.

Dr. Omell moved to amend the definition of Outdoor Game Court, Temporary by the addition of the following:

**...The use of a driveway for a use that would otherwise comply with the definition of an outdoor game court temporary that does not interfere with the primary use of the driveway and does not involve the enlargement of the existing driveway surface is considered an outdoor game court temporary.**

Mr. Kreikemeier seconded the motion and carried unanimously by voice vote.

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

The motion to recommend the Zoning Text Amendment carried unanimously.

Planning & Zoning Commission Page 3 of 6

January 17, 2018

The Commission then made findings regarding the proposed zoning amendments.

Alderman Meyland-Smith 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.

Mr. Kreikemeier seconded the motion.

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

The motion carried unanimously.

### **NEW BUSINESS**

**2. Preliminary Site Development Plan** – A request has been made by George Stock, Stock and Associates, on behalf of Mercy Health East Communities and Union Electric (Ameren UE), owners, for approval of a Preliminary Site Development Plat for Mercy Hospital and Ameren, located at 763, 767, 777 S. New Ballas Road, in the Office (O) Zoning District – PUBLIC HEARING

**3. Conditional Use Permit** – A request has been made by George Stock, Stock and Associates, on behalf of Union Electric (Ameren UE), owner, for approval of a Conditional Use Permit (CUP) for a permanent public utility facility located at 767 S. New Ballas, in the Office (O) Zoning District

A court reporter from Midwest Litigation Services was present to record the public hearing.

Vice Chairman Cima opened the public hearing.

Ryan Spencer, Planner, entered the following exhibits into the record:

1. Municipal Code
2. Comprehensive Plan
3. Development Office file, as amended from time to time, including staff report titled "Agenda Item 2 – Mercy Hospital South Campus Expansion – Preliminary Site Development Plan"

Planning & Zoning Commission Page 4 of 6

January 17, 2018

4. Preliminary Site Development Plan, titled "Site Development Plan Outpatient Facility" dated 1/5/18, prepared by Stock & Associates Consulting Engineers, Inc.
5. Mailing List, Notice of Public Hearing
6. Notice of Public Hearing posted on the property and published in the St. Louis Countian

George Stock, Stock and Associates; Donald Kalicak, Mercy; Ted Mena, Joseph Holleran and Liz Seely, Ameren, were present on behalf of the request.

Mr. Stock, utilizing a PowerPoint presentation, described the project as the first phase in a campus expansion for Mercy. He explained the campus expansion encompasses a seven story outpatient building and five story parking garage and extends into Town and Country and Creve Coeur. He added the proposal includes the relocation of an Ameren substation, intersection improvements to Ballas and Conway Roads and an internal drive for upgraded access within the campus. An aerial view of the proposal was shown including the building renderings, traffic flow, increased greenspace and detention basins.

In response to Alderman Meyland-Smith, Mr. Kalicak stated they intend to add another office facility to the campus but there are no immediate plans at this point.

Mr. Kreikemeier inquired about using a masonry wall as screening for the Ameren substation. In response, Mr. Holleran explained that the low visibility could be a possible hazard for people working at the substation.

Vice Chairman Cima called for public comment.

JR Mayer, 755 S New Ballas Road, stated his apprehension to the project due to an already high traffic volume into the existing development and the lack of cross access to the 755 building. He further added that a number of accidents occur as a result of the right-out only egress and it should be removed.

Ted Kienstra, 755 S New Ballas Road, expressed his agreement with Mr. Mayer and his concern for the interim traffic flow during construction.

Extensive discussion was held regarding the traffic counts and internal and external traffic improvements.

Mr. Stock entered following items into the record: the PowerPoint presentation, labeled as Applicant's Exhibit 1, a letter from Lochmueller Group regarding traffic, labeled as Applicant's Exhibit 2, and pictures of the proposed Ameren fencing, labeled as Applicant's Exhibit 3.

Vice Chairman Cima closed the public hearing.

2. Mr. Bolazina moved to continue the Preliminary Site Development Plan to the February 21, 2018 meeting to review the completed traffic study and for the applicant and the representatives for the 755 building to discuss possible ingress and egress solutions. Mr. Kreikemeier seconded the motion.

Planning & Zoning Commission Page 5 of 6

January 17, 2018

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

The motion carried unanimously.

**3.** Mr. Kreikemeier moved to continue the Conditional Use Permit to the February 21, 2018 meeting, Ms. Mueller seconded the motion.

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

The motion carried unanimously.

**4. Conditional Use Permit** – A request has been made by Kelly and Steven McNair, owners, for approval of a Conditional Use Permit (CUP) for a pool house, located at 549 S. Mason Road, in the Suburban Estate (SE) Zoning District

Andrew Kelly, MK Custom Homes, was present on behalf of the request.

Mr. Kelly described the project as a 1,000 sq. ft. pool house with additional landscaping to screen from neighboring properties.

In response to Mr. Kreikemeier, Mr. Kelly explained there are no trustees but the owner of the street has given a letter of approval.

Alderman Meyland-Smith stated for the record that he visited the property and neighborhood for reference. He recommended the owner seek written approval from the neighbors before going to the Board of Aldermen.

In response to Dr. Omell, Mr. Kelly stated the owner understands the pool house is not to be used for habitation.

Vice Chairman Cima called for public comments.

Discussion was held regarding the size and height of the proposal and the type of materials to be used.

Alderman Meyland-Smith moved recommend approval of the Conditional Use Permit, with conditions A-G as set forth in the staff report. Mr. Kreikemeier seconded the motion.

Mr. Bolazina moved to add condition H as follows:

**H. The exterior materials shall match the existing residence.**

Ms. Mueller seconded the motion.

Planning & Zoning Commission Page 6 of 6

January 17, 2018

A voice vote was held and the motion carried unanimously.

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

The motion carried 5-1.

**REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD**

Alderman Meyland-Smith discussed the Comprehensive Plan Steering Committee and encouraged all Commission members to attend as many meetings as possible.

**ADJOURN**

On motion of Dr. Omell, seconded by Mr. Kreikemeier, the Commission unanimously voted to adjourn the meeting at 9:35 P.M.



---

Ron Sulewski, Chairman