

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
FEBRUARY 19, 2020**

**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 Cima, Alderman Frautschi, Commissioners Kuchan, McKnight and White. Mayor Dalton and Commissioners Bolazina, Mueller, Munsell and Omell were absent.

Ryan Spencer, Planner, was present.

In City Attorney Steve Garrett's absence, Assistant City 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, February 19, 2020, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Chairman Cima led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:01 P.M. roll call: Chairman Cima, Alderman Frautschi, Commissioners Kuchan, McKnight, Mueller and White. Mayor Dalton and Commissioners Bolazina, Munsell and Omell were absent.

Ryan Spencer, Planner, was present.

Assistant City Attorney Ed Sluys was present to represent the City.

**MINUTES – 12/18/19**

Alderman Frautschi moved to approve the minutes, seconded by Mr. Kuchan.

Chairman Cima called for any corrections or amendments.

Hearing none, the minutes of 12/18/19 were unanimously approved by voice vote.

**OLD BUSINESS**

- 1. Comprehensive Plan** – Adoption of a Resolution establishing the Town & Country Comprehensive Plan as the Official Land Use Plan of the City

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

Utilizing a PowerPoint presentation, Mr. Spencer gave an overview of the revisions brought forward from the subcommittee and public comments from the last meeting. Modifications included changes to the future land use map, clarification on the goals

Planning & Zoning Commission Page 2 of 5

February 19, 2020

and objectives, removing senior living as a secondary use in residential districts, and limiting the curb cuts onto Mason Road from any development on the Principia property. He stated the subcommittee wanted to have an open discussion with the Commission as a whole on the name of the Plan and whether the relocation of Mason Ridge Elementary should be referenced.

Discussion ensued regarding the title of the Comprehensive Plan. Alderman Frautschi indicated prior plans were titled the year of adoption. In response, Chairman Cima commented that the Plan was framed as a twenty year plan in all discussions from the Steering Committee while the Plan was being drafted.

The Commission discussed referencing the relocation of Mason Ridge Elementary. Alderman Frautschi explained the school is a separate political subdivision beyond the purview of the City. Mr. Kuchan suggested revising the language to reference a school but not Mason Ridge Elementary specifically.

Alderman Frautschi moved for approval of the Resolution to adopt the Comprehensive Plan, seconded by Ms. Mueller.

Mr. Kuchan moved to amend the title of the Plan as follows:

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

~~Town & Country 2040 Comprehensive Plan~~

**Town & Country 2020: A Twenty Year Comprehensive Plan**

Ms. Mueller seconded the motion and carried unanimously by voice vote.

Mr. McKnight moved to amend the Plan by removing the objectives, seconded by Mr. Kuchan.

The roll call vote on the motion was: AYE, Commissioner McKnight; NAY, Chairman Cima, Alderman Frautschi, Commissioners Kuchan, Mueller and White; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina, Munsell and Omell.

The motion failed 5 to 1.

Alderman Frautschi moved to amend Figure 2.1 Existing Land Use Map Legend from ~~Retirement Home~~ to **Senior Living/Skilled Nursing**. Mr. White seconded the motion and carried unanimously by voice vote.

Mr. Kuchan moved to amend page 28, under Property Adjacent to Mason Road second paragraph as follows:

The re-location of the any existing ~~Mason Ridge Elementary School~~ **school** to a new modern facility in this area would be appropriate...

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

The motion to approve the Resolution adopting the Comprehensive Plan was: AYE, Chairman Cima, Alderman Frautschi, Commissioners Kuchan, McKnight, Mueller and White; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina, Munsell and Omell.

Planning & Zoning Commission Page 3 of 5

February 19, 2020

The motion to adopt the Town & Country 2020: A Twenty Year Comprehensive Plan carried unanimously.

The Commission applauded Planner Ryan Spencer for his work and execution during the two year process to update the Comprehensive Plan.

### **NEW BUSINESS**

- 2. Amended Final Site Development Plan** – An application has been submitted by Fred Wiesehan, owner, for approval of an Amended Final Site Development Plan to construct a 2-story addition to an existing skilled nursing facility and to construct a 2-story assisted living facility for Mari de Villa, located at 13900 Clayton Road, in the Suburban Estate (SE) Zoning District – **PUBLIC HEARING**

Mr. McKnight moved that the proposed amendment be considered “significant”. Mr. White seconded the motion and carried unanimously by voice vote.

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

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 – Amended Final Site Development Plan – Mari de Villa – 13900 Clayton Road”
4. Amended Final Site Development Plan, titled “Mari de Villa” dated 2/11/2020, prepared by JSO Services and Reyling Design & Consulting
5. Mailing List, Notice of Public Hearing
6. Notice of Public Hearing posted on the property and published in the St. Louis Countian

Fritz Wiesehan, Mari de Villa, John Odom, JSO Services, and Jon Giokas, Husch Blackwell, were present on behalf of the request.

Mr. Wiesehan, utilizing a PowerPoint presentation, gave an overview of the property’s history from the opening in 1960, receiving a Conditional Use Permit in 1981 from St. Louis County, and approval of a Final Site Development Plan in 1992 from Town & Country. He explained that from the 1992 Plan they want to construct the east lake building for assisted living and an addition for skilled nursing to the west building. Side by side comparisons were shown from the 1992 Plan to the proposed that included an improvement to greenspace, impervious coverage, floor area and parking.

In response to Mr. McKnight, Mr. Wiesehan stated at this time they have no intent to construct the two buildings shown on the south east corner of the 1992 Plan and the proposed plan does not change the use of the property.

Planning & Zoning Commission Page 4 of 5

February 19, 2020

Discussion was held regarding the height of the proposed East Lake Building in comparison to other buildings on the property and the impact on neighboring properties.

The PowerPoint presentation was entered into the record as Applicant's Exhibit 1.

Chairman Cima called for public comment.

Hari Srihari, 1259 Devonworth Drive, expressed concern over the visibility of the East Lake Building for the first 4 or 5 houses in Devonworth and the impact on property values.

Discussion ensued regarding a comparison of the Mari de Villa project versus Clarendale. Mr. Kuchan inquired about the importance of certain metrics for projects such as greenspace, setbacks and building height. Alderman Frautschi and Mr. McKnight stated that Mari de Villa are not changing their original use whereas Clarendale proposed a change in the purpose of the Conditional Use Permit issued for the NHC property.

Hearing no further comments, Chairman Cima closed the public hearing.

Mr. McKnight moved to recommend approval of the Amended Final Site Development Plan with conditions A-F, as set forth in the staff report. Alderman Frautschi seconded the motion.

Mr. Kuchan moved to add condition G as follows:

G. The seven proposed trees shown at the southern property line shall be at least eight feet tall at the time of planting.

Alderman Frautschi seconded the motion and carried unanimously by voice vote.

The roll call vote on the motion to recommend approval, as amended, was: AYE, Chairman Cima, Alderman Frautschi, Commissioners Kuchan, McKnight, Mueller and White; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina, Munsell and Omell.

The motion to recommend approval of the Amended Final Site Development Plan carried unanimously.

### **OTHER BUSINESS**

- 3. PD Moratorium** – Receive an update from staff regarding an ordinance mandating a moratorium on planned development districts that is under review by the Board of Aldermen and provide a recommendation

Alderman Frautschi explained that Alderman Reuter brought forward a moratorium bill to the Board of Aldermen, that has since been revised for a maximum of six months, on Planned Developments. She stated the moratorium would put a temporary halt on Planned Developments that would allow time for new language to be brought forward.

Planning &amp; Zoning Commission Page 5 of 5

February 19, 2020

Discussion was held regarding the moratorium and the Commission agreed that the Planned Development language needs to be revised. Mr. McKnight stated he felt the moratorium unnecessary since it would not stop an applicant from requesting a zoning change just the use of the a Planned Development as dictated by the Code.

Alderman Frautschi moved to recommend support of the Planned Development Moratorium to the Board of Aldermen, seconded by Mr. Kuchan.

The roll call vote was: AYE, Alderman Frautschi and Commissioner White; NAY, Chairman Cima, Commissioners Kuchan, McKnight and Mueller; ABSTAIN, none; ABSENT, Mayor Dalton, Commissioners Bolazina, Munsell and Omell.

The motion failed 4 to 2.

Mr. Kuchan noted for the record that he is not opposed to revising the Planned Development language just to the moratorium mechanism.

- 4. Sign Regulations** – Receive an update from staff on status of Sign Code review and receive handouts from a recent MML presentation regarding best practices

Mr. Spencer explained that since the Comprehensive Plan is complete the Sign Code Subcommittee will resume their work on revising the sign code.

Mr. McKnight stated he would like to consider looking at the impact new residential development lighting has on neighboring properties.

Chairman Cima also stated that he wanted to review the City's parking requirements.

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

Alderman Frautschi reported on the following items:

- CBC's Amended Final Site Development Plan and Conditional Use Permit for the baseball field was approved by the Board of Aldermen
- The Principia's Amended Final Site Development Plan and Conditional Use Permit for the west field was approved by the Board of Aldermen

#### **ADJOURN**

On motion of Mr. McKnight, seconded by Ms. Mueller, the Commission unanimously voted to adjourn the meeting at 8:47 P.M.

  
\_\_\_\_\_  
Dennis Bolazina, Secretary