

**TOWN SQUARE TASK FORCE**  
**CITY OF TOWN AND COUNTRY**  
**THURSDAY, FEBRUARY 24, 2015**

**MINUTES**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, February 24, 2015, at Longview Farm Park located at 13525 Clayton Road, Town & Country, MO 63141.

**ATTENDANCE**

Alderman Mange – Co-Chairman  
Preston Polk  
Tom Adamitis  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Juli Hesser  
Chris Mower  
Rico Salmon

Also present were Gary Hoelzer, City Administrator and Melanie Rippetoe, City Planner.

Alderman Anderson was present on behalf of the Neighborhood Representatives Subcommittee.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:02 PM.

**APPROVAL OF MINUTES 1/29/15**

Mr. Goodin moved to approve the minutes, seconded by Dr. Kulkarni.

Alderman Mange called for corrections or amendments.

Hearing none, the minutes of 1/29/15, were unanimously approved by voice vote.

**REVIEW OF THE STATUS OF THE NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE**

Alderman Anderson explained that the subcommittee would consist of 1 member of each of the closest subdivisions. She stated 2 names from the 7 subdivisions had been submitted to the Mayor and she hopes to have the first meeting in late March or early April.

### **DISCUSSION OF TOWN SQUARE (WIRTH PROPERTY) DEVELOPMENT POSSIBILITIES**

Alderman Mange explained that he previously distributed a list of past and present proposals to discuss and eliminate those that were unacceptable. Discussion ensued and a wholly commercial development, wholly zoned park, municipal use and high density residential were eliminated. Further discussion was held regarding and concluded that a mix of uses on the property was preferred but wholly large lot residential wouldn't be eliminated.

In response to Ms. Weber, Alderman Mange explained that it would be possible to have commercial in the front of the property and residential in the rear. He added that no matter what was planned for the property, it was likely going to have to be rezoned.

### **DISCUSSION ABOUT ONGOING PROCESS**

Discussion was held as to what was wanted on the property and how to get the public involved.

Alderman Mange explained the timeline that was sent out and discussion was held about the subcommittee's involvement as well as an appropriate time to hold the public input meetings.

### **COMMENT BY TASK FORCE MEMBERS**

Mr. Adamitis suggested that a gathering space should give someone a reason to come and a reason to stay and inquired if there were other areas like this that could be used as an example.

Further discussion led to a development that consisted of a commercial area along the front of the property and a park in the rear.

Ms. Weber asked if adding an additional park would take away funding from the City's existing parks.

Alderman Mange explained that we have a separate parks and stormwater fund and receive grants to pay for the parks.

Mr. Goodin mentioned the gathering place concept that the Mayor described and he stated that upon researching gathering places, he found that all of them had certain

characteristics such as a plaza, a fountain, someplace warm, safe, welcoming and accommodating that reflects the culture of the community.

Conversation ensued about establishing a mission statement that contains desired characteristics in order to seek suggestions from the public.

Alderman Anderson said that she received suggestions at the subcommittee meetings but most people had more of an idea of what they don't want instead of what they do.

Suggestions for the area discussed included a family restaurant, farmer's market, an outside dining area, a common space for people to gather, outdoor theater, patios, retention pond, etc.

### **PUBLIC COMMENTS**

Discussion from the public included:

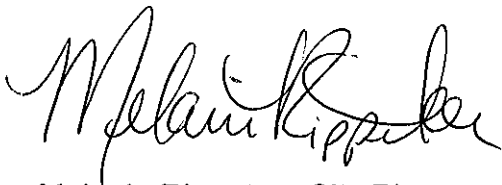
- Before getting public opinion, ideas should be more well defined and residents should be given a few great options to choose from
- The minutes should be posted online
- They were pleased with the process, especially the idea of researching other areas with Town Squares
- Possibility of acquiring/including artwork. Chesterfield has a \$.01 tax dedicated to artwork
- Need for more culture rather than just being a subdivision of big homes
- Principia will be invited to discuss options but as of now the property across the street is not on the table for consideration.

### **SET NEXT MEETING DATE**

Alderman Mange stated that they would postpone the public input session until after the subcommittee has had a chance to meet. The next meeting date was set for March 31, 2015 at 7pm.

### **ADJOURN**

There being no additional business to discuss, Co-Chairman Mange adjourned the meeting at 8:32 PM.



Melanie Rippetoe, City Planner