

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
FEBRUARY 27, 2019**

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 Meyland-Smith, Commissioners Bolazina, Kuchan, Mueller, Sulewski and Wirth. Mayor Dalton and Commissioner 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 27, 2019, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Commissioner Wirth led the Pledge of Allegiance.

ROLL CALL

The following members were present for the 7:06 P.M. roll call: Chairman Cima, Alderman Meyland-Smith, Commissioners Bolazina, Kuchan, Mueller, Sulewski and Wirth. Mayor Dalton and Commissioner Omell were absent.

Ryan Spencer, Planner, was present.

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

MINUTES – 01/16/19

Mr. Sulewski moved to approve the minutes, seconded by Ms. Mueller.

Chairman Cima called for corrections or amendments.

Hearing none the minutes of 01/16/19 were unanimously approved by voice vote.

NEW BUSINESS

- 1. Amended Final Site Development Plan** – A request has been submitted by George Stock, Stock and Associates, on behalf of Maryville University, owner, for approval of an Amended Final Site Development Plan for Maryville University (E-Sports/Storage Facility), located at 650 Maryville University Drive, in the Major Educational Campus (MEC) Zoning District – **PUBLIC HEARING**

Planning & Zoning Commission Page 2 of 6

February 27, 2019

Mr. Kuchan moved that the proposed amendment be considered "significant", seconded by Ms. Mueller.

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

The motion carried unanimously.

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 1 – Maryville University-21st Amended Final Site Development Plan"
4. Amended Final Site Development Plan, titled "21st Amended Final Site Development Plan Package – Maryville University" dated February 6, 2019 prepared by Stock and Associates, 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, and Kevin Cordray, Maryville University, were present on behalf of the request.

Mr. Stock, utilizing a PowerPoint presentation, described the project as a 3,500 sq. ft. pre-fabricated building to be used for the E-Sports program and then later turned into a storage facility for the Campus. He explained the highest elevation, nearest to McNally House, is at 577' and the proposed building around is 12 feet tall. He stated that no trees will be removed and landscaping will be added to block Hwy 141. He further added that if there are concerns about visibility of the building from Hwy 141 an additional row of evergreens could be planted for further buffering.

Alderman Meyland-Smith noted that no existing trees are to be removed, the building fits into the footprint of an existing swimming pool on the property, the building would sit 50 feet above Hwy 141 lessening the visibility, and the applicant agrees to add a row of evergreens for buffering.

In response to Mr. Wirth, Mr. Cordray explained the mechanical units for the building will be placed on the ground and not on the roof of the building.

Chairman Cima called for public comment. Hearing none Mr. Cima closed the public hearing.

Planning & Zoning Commission Page 3 of 6

February 27, 2019

Alderman Meyland-Smith moved to recommend approval of the Amended Final Site Development Plan with conditions A-G, as set forth in the staff report. Mr. Sulewski seconded the motion.

Mr. Bolazina moved to add condition H as follows:

H. Install a continuous evergreen buffer along the west elevation of the building and remove no existing trees.

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

Mr. Bolazina moved to add condition I as follows:

I. Any HVAC for the building shall be ground-mounted and not installed on the roof.

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

The roll call vote on the Amended Final Site Development Plan, as amended, was: AYE, Chairman Cima, Alderman Meyland-Smith, Commissioners Bolazina, Kuchan, Mueller, Sulewski and Wirth; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton and Commissioner Omell.

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

2. Subdivision Improvement Plans – A request has been submitted by Fischer & Frichtel Custom Homes and Simon Homes (Joint Venture), owners, for approval of Improvement Plans for “Stonechase on Conway” a 9 Lot Subdivision, located at 13428 Conway Road, in the Suburban Estate (SE) Zoning District

George Stock, Stock and Associates, was present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Stock described the project as a request for approval of the Improvement Plans for a new nine lot subdivision located off of Conway Road. He explained that the Preliminary Plat was approved in April 2018 and the Record Plat is expected to come back before Planning and Zoning at a later date.

In response to Mr. Kuchan, Mr. Stock explained that the existing house has been demolished.

Chairman Cima called for public comment.

Dan Grossman, 334 Hampshire Hill Lane, inquired about the location of the proposed street. In response, Mr. Stock explained the street would be located at the existing driveway access for the property directly across from Upper Conway Estates Drive.

Discussion was held regarding the young and mature woodlands located on the property and the amount to be preserved.

Planning & Zoning Commission Page 4 of 6

February 27, 2019

Mr. Bolazina asked about the fence located near the cul-de-sac. Mr. Stock stated the fence material will be black anodized aluminum and 42 inches in height.

Alderman Meyland-Smith moved for approval of the Improvement Plans for the Stonechase on Conway subdivision, seconded by Mr. Sulewski.

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

The motion to approve the Subdivision Improvement Plans carried unanimously.

3. **Conditional Use Permit** – A request has been submitted by Austin Helfers of Sport Court St. Louis, applicant, on behalf of Alison and Joshua Naduad, owners, for approval of a Conditional Use Permit for an accessory structure (permanent outdoor game court), located at 1150 Highland Pointe Drive, in the Suburban Estate (SE) Zoning District

Joshua Naduad, owner, was present on behalf of the request.

Mr. Naduad described the project as a sports court. He explained the existing pool and landscaping would block the view of the neighbor to the north and additional landscaping will be added to block the view of the neighbor to the south.

In response to Mr. Sulewski, Mr. Naduad confirmed the proposal does not include lights on the sport court.

Chairman Cima called for public comment.

Hearing none, Mr. Sulewski moved to recommend approval of the Conditional Use Permit with conditions A-F, as set forth in the staff report. Ms. Mueller seconded the motion.

Mr. Bolazina moved to add condition G as follows:

- G. Landscape materials shall be installed on the south side of the sport court to form a buffer for the adjacent property.

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

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

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

Planning & Zoning Commission Page 5 of 6

February 27, 2019

- 4. Conditional Use Permit** – A request has been submitted by Jennifer and Paul Griesedieck, owners, for approval of a Conditional Use Permit for an accessory structure (pool house), located at 307 Hampshire Hill Lane, in the Suburban Estate (SE) Zoning District

Alan Ruby, Donna Boxx Architects, and Jennifer Griesedieck, owner, were present on behalf of the request.

Mr. Ruby described the project as a pool house that exceeds the height and square footage requirements needed for administrative approval.

Alderman Meyland-Smith urged the property owners to add additional landscaping to buffer the view from Conway Hill Road.

Chairman Cima called for public comment.

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

Mr. Kuchan moved to add condition H as follows:

H. Install continuous evergreen buffer screening on the rear elevation of the structure to be incorporated with existing vegetation.

Ms. Mueller seconded the motion and carried 6-1, with Mr. Bolazina voting Nay, by voice vote.

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

The motion to recommend approval of the Conditional Use Permit carried 6-1.

- 5. Code Amendment** – An amendment to regulations pertaining to small wireless facilities (Section 505.300 Small Wireless Facility Deployment)

Ed Sluys, Assistant City Attorney, was present on behalf of the request.

Mr. Sluys stated the Code Amendment presented is in response to State Regulations concerning Small Wireless Facilities. He explained the City would need to adopt these regulations by April 12, 2019 in order to enforce any of the restrictions as allowed by the State.

Discussion was held regarding the Amendment as it relates to utility poles located in the public right-of-way versus private property.

Alderman Meyland-Smith moved to recommend approval of the Code Amendment, seconded by Mr. Wirth.

Planning & Zoning Commission Page 6 of 6

February 27, 2019

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

The motion to recommend approval of the Code Amendment carried unanimously.

OTHER BUSINESS

Mr. Sulewski announced that he would be moving from Town and Country, and would be submitting his resignation from the Planning and Zoning Commission.


Chairman Cima thanked Mr. Sulewski for his years of service. He also announced that Mr. Kreikemeier also submitted his resignation from the Commission earlier in the month.

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Meyland-Smith distributed a four-page report titled "Review of the 12 Change Orders for the Town Square Project" to the Commission. A copy is hereto attached and made a part of these minutes.

ADJOURN

On motion of Mr. Kuchan, seconded by Ms. Mueller, the Commission unanimously voted to adjourn the meeting at 8:41 P.M.



Rob Cima, Chairman

