

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
MARCH 16, 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, Alderman Wittmaier, Commissioners Bolazina, McKnight, Meyland-Smith, Mueller and White. Mayor Rehm, Commissioners Munsell and Omell were absent.

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

The Commission discussed the agenda items. No votes were taken.

Alderman Wittmaier stated his interest in amending the grand tree replacement percentage from 25% to 100%. After discussion the Commission was open to increasing the replacement percentage however there was a general consensus that 100% was onerous and not appropriate.

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, March 16, 2022, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Alderman Wittmaier led the Pledge of Allegiance.

ROLL CALL

The 7:00 P.M. roll call indicated Chairman Cima, Mayor Rehm, Alderman Wittmaier, Commissioners Bolazina, McKnight, Meyland-Smith, Mueller and White. Commissioners Munsell and Omell were absent.

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

MINUTES – 02/17/22

Mr. McKnight moved to approve the minutes, seconded by Mayor Rehm.

Chairman Cima called for any corrections or amendments.

Hearing none, the minutes of 02/17/22 were unanimously approved by voice vote.

NEW BUSINESS

- 1. Conditional Use Permit** – An application has been submitted by Frank Murphy, owner, for approval of a Conditional Use Permit for an accessory structure (pergola), located at 824 Amersham Drive, in the Suburban Estate (SE) Zoning District

Frank Murphy, owner, and Christine Knoernschild, Inspired Landscapes, were present on behalf of the request.

Ms. Knoernschild described the project as a 360 sq. ft. cedar pergola in the rear yard. She stated the pergola would not be visible from the street and they have obtained letters of support from the surrounding neighbors.

In response to Mr. Meyland-Smith, Ms. Knoernschild explained the owner would like to paint the cedar black but it first has to weather at least one year.

Mr. White 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, Alderman Wittmaier, Commissioners Bolazina, McKnight, Meyland-Smith, Mueller and White; NAY, none; ABSTAIN, none; ABSENT, Commissioners Munsell and Omell.

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

2. **Conditional Use Permit** – An application has been submitted by Kevin Morrell, owner, for approval of a Conditional Use Permit for a residential driveway gate, to be located at 2019 S. Mason Road, in the Suburban Estate (SE) Zoning District

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

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

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

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

OTHER

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Wittmaier reported on the following items:

- Conditional Use Permits for the pool and pool house at 929 Claymark were approved
- Preliminary Site Development Plan and Conditional Use Permit for 2721 N. Ballas Road were approved
- Conditional Use Permit for the detached garage at 1089 Masonridge was first read
- Zoning Text Amendment for tree studies was first read
- Amended Final Site Development Plan for Town & Country Crossing was continued to the meeting of 3/28/22

ADJOURN

On motion of Mr. Meyland-Smith, seconded by Mayor Rehm, the Commission unanimously voted to adjourn the meeting at 7:16 P.M.



 Granville White, Secretary