

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
APRIL 19, 2023**

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

Present at the meeting were Vice Chair McKnight, Alderman Parrotte, Commissioners Bolazina, Meyland-Smith, Mueller, Munsell, Omell and White. Chairman Cima and Mayor Rehm were absent.

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

**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, April 19, 2023, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Commissioner Meyland-Smith led the Pledge of Allegiance.

**ROLL CALL**

The 7:05 P.M. roll call indicated Vice Chair McKnight, Alderman Parrotte, Commissioners Bolazina, Meyland-Smith, Mueller, Munsell, Omell and White were present. Chairman Cima and Mayor Rehm were absent.

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

**MINUTES – 02/15/23**

Alderman Parrotte moved to approve the minutes, seconded by Mr. Meyland-Smith.

Vice Chair McKnight called for any corrections or amendments.

Hearing no corrections the minutes of 02/15/23 were unanimously approved by voice vote.

**OLD BUSINESS**

**NEW BUSINESS**

- 1. Boundary Adjustment Plat** – An application has been submitted by Eric Vietmeier of Volz Inc., on behalf of Kevin Baker, owner under contract, for approval of a boundary adjustment plat (consolidation) for three properties addressed 2238 Mueller Lane (Parcel 1/2) and 2212 Mueller Lane (Parcel 3) into 2 lots. The lots to be adjusted are located in the Suburban Estate (SE) Zoning District

Kevin Baker, owner, and Eric Vietmeier, Volz Inc, were present on behalf of the request.

Mr. Vietmeier described the project as a boundary adjustment that would take three lots and consolidate them into two lots. He stated that it is the intention of the owner to build his house on one of the properties and sell the other.

Discussion was held regarding the square footage and setbacks on adjusted lot 1. Mr. Spencer explained that a greenspace variance would already be required for this property and he can issue an updated rejection letter for the setback from Kropp Lane.

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Mr. White moved to recommend approval of the Boundary Adjustment to the Board of Aldermen. Ms. Mueller seconded the motion.

Mr. Bolazina moved to add condition A as follows:

A. The setback for adjusted lot 1, along Kropp Lane, will be updated from 30 feet to 50 feet.

Mr. Meyland-Smith seconded the motion and carried unanimously by voice vote.

The roll call vote on the motion to recommend approval of the Boundary Adjustment, as amended, was: AYE, Vice Chair McKnight, Alderman Parrotte, Commissioners Bolazina, Meyland-Smith, Mueller, Munsell, Omell and White; NAY, none; ABSTAIN, none; ABSENT, Chairman Cima and Mayor Rehm.

The motion to recommend approval of the Boundary Adjustment Plat carried unanimously.

2. **Boundary Adjustment Plan** – An application has been submitted by Rob Rehnquist of Rehnquist Design Build, on behalf of Nick Hamilton, owner, for approval of a boundary adjustment plat (permanent open space) for a property addressed 13715 Belcrest Court. The lot to be adjusted is located in the Suburban Estate (SE) Zoning District

Rob Rehnquist, Rehnquist Design Build, was present on behalf of the request.

Mr. Rehnquist described the project as an adjustment of the permanent open space on this property in order to accommodate a garage addition.

In response to Vice Chair McKnight, Mr. Rehnquist confirmed a natural turf or native ground cover will be planted in the relocated open space.

Dr. Omell moved to recommend approval of the Boundary Adjustment Plat to the Board of Aldermen. Alderman Parrotte seconded the motion.

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

The motion to recommend approval of the Boundary Adjustment Plat carried unanimously.

3. **Amended Final Site Development Plan** – An application has been submitted by Jim Pareigis, representing TMPartners PLLC, owner for approval of an Amended Final Site Development Plan of the development known as The Spine and Orthopedic Surgery Center of St. Louis for construction of an addition located at 1130 Town and Country Commons Drive in the Commercial (C) Zoning District

Ms. Munsell moved that the agenda item is not significant. Ms. Mueller seconded the motion and carried unanimously by voice vote.

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Kellen Anderson, The Spine and Orthopedic Surgery Center of St. Louis, and Taylor McMurtry, Catalyst Design Group, were present on behalf of the request.

Mr. McMurtry described the project as a 1,800 sq. ft. expansion and interior renovation. He added that the Architectural Review Board has already given a recommendation of approval however they will need to seek a variance for parking and greenspace.

Discussion regarding the number of parking spots available was held. Mr. Anderson explained there a maximum of 35 employees with 10-25 patients per day over a 12 hour time period. He added that the reason for the expansion and renovation is to provide a better work flow within the building and their day to day operations will remain unchanged.

A discussion regarding discrepancies in the narrative and table regarding the number of beds resulted in the explanation that the figures did not state the number of beds removed. In response, Mr. Anderson confirmed the final figures as stated in the narrative and table are correct.

In response to Dr. Omell, Mr. Anderson stated there has been only one call for EMS within the last 5 years and the last surgery ends by 4 P.M.

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

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

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

**4. Zoning Code Amendment** – Amendment of regulations pertaining to replacement requirements for removal of grand trees; Section 405.335 Natural Resource Protection Standards

Ms. Munsell moved to recommend approval of the Zoning Text Amendment to the Board of Aldermen, seconded by Mr. White.

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

Jeff Wittmaier, 826 Millfield Court, explained that he wanted to bring forward this text amendment during his term as an Alderman however it was pushed back due to other agenda items. He explained that the catalyst to this proposed amendment was the Greystone subdivision and the removal of five grand trees. He stated that under the existing code they only had to plant thirteen 3" trees to replace the 1,000 cubic feet of removed grand trees, and the amendment would increase the replacement requirement from 25% to 50%.

The Commission deliberated at length regarding the amendment and the potential of requiring a fee for removing grand trees in addition to increasing the replacement standards.

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Mr. White moved to amend Section 405.335.C.2.d.1 as follows:

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

(1) In lieu addition to of the installation of replacement trees...

Mr. Meyland-Smith seconded the motion.

After discussion Ms. Mueller moved to continue agenda item 4 to the meeting of Wednesday, May 17, 2023. Dr. Omell seconded the motion and carried unanimously by voice vote.

A subcommittee committee comprised of Alderman Parrotte and Commissioner White was formed to review the Natural Resource Protection Standards.

**5. Zoning Code Amendment** – Amendment of regulations pertaining to Gates Controlling access to Individual Lots; Section 405.370 Estate and Suburban Estate Residential Regulations- Conditional Uses and Section 405.470 Suburban Low and Suburban Medium Residential District Regulations- Conditional Uses

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

Mr. Spencer explained the proposed amendment comes from a subcommittee comprised of Commissioners Meyland-Smith and White. He stated that the amendment clarifies that corner lots can only have a gate if there is a driveway that exits onto one or more of the 12 listed streets. He also added that gates cannot exceed 6 feet in height and gates shall have 50% open area throughout all sections.

Alderman Parrotte moved to recommend approval of the Zoning Code Amendment to the Board of Aldermen, Dr. Omell seconded the motion.

Ms. Mueller moved to amend Section 405.370.e as follows:

e. The gate **material** shall be at least fifty (50%) percent open in design as viewed on any line perpendicular to the vertical plan of the gate.

Mr. Meyland-Smith seconded the motion and carried unanimously by voice vote.

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

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

The Commission then made findings regarding the proposed zoning amendments.

Dr. Omell 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. Meyland-Smith seconded the motion and carried unanimously by voice vote.

**OTHER – Election of Officers**

Without objection Vice Chair McKnight moved to recommend Chairman Cima continue to serve as Chairman. The voice vote on the motion carried unanimously.

Without objection Dr. Omell moved to recommend Mr. Bolazina serve as Vice Chair. The voice vote on the motion carried unanimously.

Without objection Vice Chair McKnight moved to recommend Mr. White continue to serve as Secretary. The voice vote on the motion carried unanimously.


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

Alderman Parrotte reported on the following items:

- Lutheran Senior Services has requested a continuance to the first Board of Aldermen meeting in May
- There has been no movement on the Woodsmill Center Redevelopment proposal

**ADJOURN**

On motion of Dr. Omell, seconded by Ms. Mueller, the Commission unanimously voted to adjourn the meeting at 8:46 P.M.

  
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 Granville White, Secretary