

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
APRIL 21, 2021**

Given the current public health crisis, various emergency meeting declarations, and in accordance with the provisions of Sec. 610.020, RSMo., this Planning and Zoning Commission meeting was held via Zoom videoconference and streamed live to YouTube. Public comments on agenda items were solicited via email and the public were invited to sign-up to speak. Public viewing of the meeting was made available via the City's website at [www.town-and-country.org](http://www.town-and-country.org).

**STAFF REVIEW**

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

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

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

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, April 21, 2021 via Zoom videoconference.

**PLEDGE OF ALLEGIANCE**

Vice Chair Omell led the Pledge of Allegiance.

**ROLL CALL**

The 7:00 P.M. roll call indicated Vice Chair Omell, Mayor Dalton, Alderman Frautschi, Commissioners McKnight, Meyland-Smith, Mueller, Munsell and White to be present via videoconference. Chairman Cima and Commissioner Bolazina were absent.

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

**MINUTES – 03/17/21**

Mr. White moved to approve the minutes, seconded by Mr. McKnight.

Vice Chair Omell called for any corrections or amendments.

Hearing none, the minutes of 03/17/21 were unanimously approved by voice vote.

**NEW BUSINESS**

Without objection the Commission moved to consider agenda item 2 first as to allow time for the applicant for agenda item 1 to join the meeting.

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- 2. Amended Conditional Use Permit** – A request has been made by Walter and Kimberly Ann Brauer, owners, for approval of an Amended Conditional Use Permit for an accessory structure, pavilion, located at 23 Brookwood Road in the Estate (E) Zoning District

David Williams, Cite Works Architects, was present on behalf of the request via videoconference.

Mr. Williams described the project as an amendment to the previously approved pergola to a pavilion in an effort to save money. He also apologized for starting construction prior to amending the conditional use permit and explained that it was an oversight on his part due to the number of projects going on at this property.

Mr. McKnight confirmed that there will be a public hearing at the Board of Aldermen for this project.

Planning & Public Works Admin noted the City had not received any public comments regarding the matter.

Mr. McKnight moved to recommend approval of the Amended Conditional Use Permit with conditions A-F, as set forth in the staff report. Alderman Frautschi seconded the motion.

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

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

- 1. Amended Final Site Development Plan** – A request has been made by George Stock and Stock and Associates Inc., applicant, on behalf of CBC High School, owner, for approval of an Amended Final Site Development Plan in order to construct a lacrosse practice structure on the property located at 1850 De La Salle Drive in the Major Educational Campus (MEC) Zoning District (**PUBLIC HEARING**)

Mr. McKnight stated the proposed structure would not be visible from the roadway and the most affected property has submitted a letter in support.

Mr. McKnight moved that the proposed amendment be considered “not significant”. Mr. Meyland-Smith seconded the motion.

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

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

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Mr. Stock described the project as a lacrosse practice wall with a 40x40 turf field. He explained the field would be level with the track and will have no lighting. He also added that the MEC district requires all structures to be no closer than 100 feet from any property line but they have received a variance for the proposed location.

Mr. White inquired about side walls or netting. In response, Mr. Stock stated CBC did not request netting, however De Smet has had a similar lacrosse structure for 10 years and netting has not been needed.

Mr. White 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.

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

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

**OTHER – Election of Officers**

Without objection the Commission moved to continue the Election of Officers to the next meeting for the consideration of the new Mayor and Aldermanic Liaison.

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

Alderman Frautschi reported the following items had received a public hearing and first reading at the Board of Aldermen:

- Conditional Use Permit for a pool at 13715 Belcrest Court
- Conditional Use Permit for a garage/pool house at 13659 Mason Heights Road

Vice Chair Omell thanked Mayor Dalton for his 16 years of service to the City. He also thanked Alderman Frautschi and her years of service to Ward 2 and the City.

Mayor Dalton expressed his appreciation and also commended Alderman Frautschi for her service to the community and commission.

**ADJOURN**

On motion of Mr. Meyland-Smith, seconded by Mr. McKnight, the Commission unanimously voted to adjourn the meeting at 7:28 P.M.

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Dennis Bolazina, Secretary

