

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
MAY 22, 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, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller and Omell. Commissioners Chapman and Wirth 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, May 22, 2019, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Commissioner McKnight led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:00 P.M. roll call: Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller and Omell. Commissioners Chapman and Wirth were absent.

Ryan Spencer, Planner, was present.

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

**NEW PLANNING AND ZONING COMMISSION MEMBERS**

Dr. Omell thanked former commission members Kraig Kreikemier and Ron Sulewski for their years of dedication and service on the Planning and Zoning Commission. He also welcomed back commission member Will McKnight and new Aldermanic liaison Tiffany Frautschi.

**MINUTES – 02/27/19**

Mayor Dalton moved to approve the minutes, seconded by Mr. Bolazina.

Chairman Cima called for corrections or amendments.

Hearing none the minutes of 02/27/19 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 (Athletic Complex), located at 13446 Conway Road, in the Major Educational Campus (MEC) Zoning District – **PUBLIC HEARING**

Dr. Omell moved that the proposed amendment be considered “significant”, seconded by Mayor Dalton.

The roll call vote on the motion was: AYE, Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller and Omell; NAY none; ABSTAIN, none; ABSENT, Commissioners Chapman and Wirth.

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 – 13446 Conway Road – Maryville University (Athletic Complex) 3<sup>rd</sup> Amended Final Site Development Plan”
4. Amended Final Site Development Plan, titled “3<sup>rd</sup> Partial Amended Final Site Development Plan Package – Maryville University-Former Ball Property” dated April 12, 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 the third amendment to the Athletic Complex with the addition of two press boxes, one for the lacrosse field and one for the softball field. He added that neighbors had concerns over the all over red color of the press boxes and have since been changed to an earth tone color with the Maryville red logo.

In response to Dr. Omell, Mr. Stock stated that while the athletic fields do not have lighting the parking will be lit for security.

Chairman Cima called for public comment.

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Mr. Cordray explained that the University currently uses portable tents during athletic events but wanted a more permanent structure for the new complex.

Mr. Kuchan noted for the record that there were no members of the public present.

Hearing no further comment, Chairman Cima closed the public hearing.

Mayor Dalton 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, Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight and Omell; NAY, Commissioner Mueller; ABSTAIN, none; ABSENT, Commissioners Chapman and Wirth.

The motion to recommend approval of the Amended Final Site Development Plan carried 7-1.

#### **OTHER BUSINESS – Election of Officers**

Mayor Dalton moved to recommend Chairman Cima continue to serve as Chairman, Mr. Kuchan continue to serve as Vice Chairman and Mr. Bolazina serve as Secretary. Dr. Omell seconded the motion.

The roll call vote was: AYE, Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller and Omell; NAY, none; ABSTAIN, none; ABSENT, Commissioners Chapman and Wirth.

The motion carried unanimously.

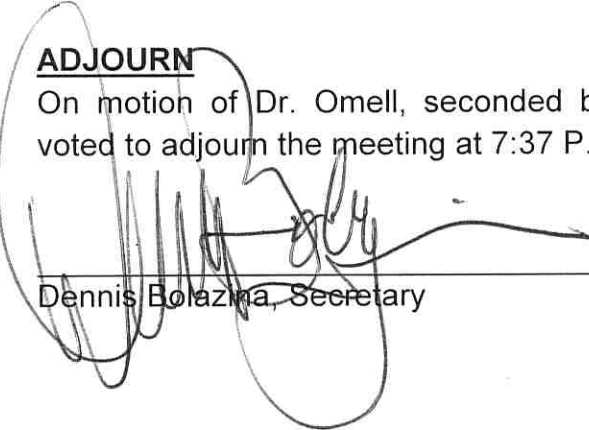
#### **REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD**

Alderman Frautschi reported that a Natural Resource Preservation Task Force, comprised of four aldermen, have been working on legislation regarding permanent open space regulations and will be bringing forth a Zoning Text Amendment in the near future.

Mayor Dalton asked that the Comprehensive Plan draft be presented to the Board of Aldermen before being adopted by the Planning and Zoning Commission.

#### **ADJOURN**

On motion of Dr. Omell, seconded by Mayor Dalton, the Commission unanimously voted to adjourn the meeting at 7:37 P.M.



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Dennis Bolazina, Secretary