

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
JUNE 17, 2020**

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. Real-time public viewing of the meeting was made available via the City's website at www.town-and-country.org.

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, June 17, 2020 via Zoom videoconference.

PLEDGE OF ALLEGIANCE

Chairman Cima led the Pledge of Allegiance.

ROLL CALL

The 7:02 P.M. roll call indicated Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller, Munsell, Omell and White to be present via videoconference.

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

MINUTES – 05/20/20

Dr. Omell moved to approve the minutes, seconded by Mr. Bolazina.

Chairman Cima called for any corrections or amendments.

Hearing none, the minutes of 05/20/20 were unanimously approved by voice vote.

NEW BUSINESS

- 1. Boundary Adjustment Plat** – A request has been made by Cynthia Behr, owner, for approval of a Boundary Adjustment Plat (permanent open space adjustment), located at 12866 Horton Lane in the Suburban Estate (SE) Zoning District

Michael and Cynthia Behr, owners, were present via videoconference on behalf of the request.

Mr. Behr described the request as the shifting and addition of permanent open space on their property to accommodate a set of stairs. Mrs. Behr added that it was difficult to fit everything in the allowable areas with the large amount of already existing permanent open space while meeting the size requirements of the subdivision indentures.

Mayor Dalton noted for the record that the adjacent neighbor, who is also a trustee, sent in a letter of support.

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The Planning & Public Works Admin Assistant entered one email into the record. Said email is attached hereto and made a part of these minutes.

Mr. Kuchan moved to recommend approval of the Boundary Adjustment Plat to the Board of Aldermen. Mayor Dalton seconded the motion.

In response to Mr. McKnight, Mr. Spencer stated there was one 16 inch caliper tree and eighteen trees, totaling 142 caliper inches, planted in the proposed relocated areas.

Mr. Spencer clarified that with the added square footage the total permanent open space would be over an acre on the property.

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

The motion to recommend approval carried unanimously.

- 2. Conditional Use Permit** – A request has been made by Ben Mohrmann, owner, for approval of a Conditional Use Permit for an accessory structure, multi-purpose building, located at 929 Claymark Drive in the Suburban Estate (SE) Zoning District

Ben Mohrmann, owner, was present via videoconference on behalf of the request.

Mr. Mohrmann described the request as a detached multi-purpose structure.

The Planning & Public Works Admin Assistant entered one email into the record. Said email is attached hereto and made a part of these minutes.

In response to Alderman Frautschi, Mr. Mohrmann explained he is agreeable to a condition that the driveway cannot be extended to the proposed structure.

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

Alderman Frautschi moved to add condition H as follows:

- H. The driveway shall not be extended to the overhead door of the accessory structure.

Mr. McKnight seconded the motion and carried 9-1, by voice vote, with Mr. Bolazina voting nay.

Mr. Bolazina moved to add condition G as follows:

- I. The overhead door shall be as depicted in the packet and shall be a carriage-style door as depicted in the packet.

Mayor Dalton seconded the motion and carried unanimously by voice vote.

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Ms. Munsell inquired about the purpose of the structure and if it is to utilized as a pool house later why is it being constructed before the intended use. In response, Mr. Mohrmann relayed that he has young children and does not want to install a pool at this time but the purpose is an area for his family and woodworking as well.

Mr. Bolazina stated the style does not match the house being constructed and asked for more consistency. Mr. Mohrmann stated the style he wanted to achieve was closer to the buildings located at Town Square.

In response to Mr. Kuchan, Mr. Mohrmann explained that those in the neighborhood that responded to the review of the plans were supportive of the project.

The roll call vote on the motion to recommend approval, as amended, was: AYE, Chairman Cima, Mayor Dalton, Alderman Frautschi, Commissioners Kuchan, McKnight, Mueller, Munsell, Omell and White; NAY, Commissioner Bolazina; ABSTAIN, none; ABSENT, none.

The motion to recommend approval to the Board of Aldermen carried 9-1.

OTHER – 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 continue to serve as Secretary. Dr. Omell seconded the motion and carried unanimously by voice vote.

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Frautschi reported on the following items:

- The Conditional Use Permit for the pool at 2019 S. Mason Road will have a public hearing at the next Board of Aldermen meeting
- The Conditional Use Permit for the pergola at 12027 Gailcrest Lane will have a public hearing at the next Board of Aldermen meeting
- Any Zoning Text Amendment is being held until in-person meetings can resume and the public can attend

ADJOURN

On motion of Dr. Omell, seconded by Mayor Dalton, the Commission unanimously voted to adjourn the meeting at 7:47 P.M.



Dennis Bolazina, Secretary

Lowell, Laura

From: Ron Burkhardt <ronburkhardt@outlook.com>
Sent: Wednesday, June 17, 2020 12:36 PM
To: Lowell, Laura
Cc: Cynthia Behr; Michael Behr; cwitbart@hotmail.com
Subject: June 17, 2020 Planning and Zoning Meeting - Support of Behr's From Homeowners and Trustees

Laura,

I am Ron Burkhardt, a homeowner, next door neighbor of the Behr's and trustee in Horton Place. I was planning on participating in tonight's Planning and Zoning meeting but have been informed that is not possible. I want to emphatically ensure the members of the Planning and Zoning Commission and Town and Country staff that both the homeowners and the trustees fully support Mike and Cynthia Behr in this matter currently before the Planning and Zoning Commission. If you have questions regarding our position on the matter, please contact me at (314) 308-3877.

We greatly appreciate you considering our position in this matter.

With kindest regards,
Ron Burkhardt
12872 Horton Lane
Town and Country, MO 63131

Lowell, Laura

Subject: RE: Phil Ierardi

From: T Noonan <noonan5@sbcglobal.net>

Date: June 17, 2020 at 5:33:33 PM CDT

To: spencerr@town-and-country.org

Cc: benmohrmann@hotmail.com

Subject: Phil Ierardi

To whom it may concern, I approve Ben plans. He can do what he wants and I have no problem with it.

Phil

12 Roclare

Sent from my iPhone