

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
JULY 18, 2018**

**OPEN STAFF REVIEW**

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

Present at the meeting were Vice Chairman Kuchan, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Mueller, Omell and Wirth. Chairman Cima, Commissioners Kreikemeier and Sulewski were absent.

Ryan Spencer, Planner, was present.

City Attorney Steve Garrett was present to represent the City.

Alderman Meyland-Smith reported that the next Comprehensive Plan Open House is scheduled for July 19<sup>th</sup> from 4:30 P.M. to 7 P.M., and welcomed all to attend. He added that the "Our" Town, "Our" Country parade is being held on October 6<sup>th</sup> before the Fall Festival and all Boards and Commissions are welcome to participate. He finally reported that, during the Board of Aldermen Retreat, Planning and Zoning was asked to review the length of construction projects and consider potential solutions.

Mayor Dalton added that, at the next Board of Aldermen meeting, he intends to appoint a task force, comprised of the Aldermanic representatives from the Architectural Review Board, Conservation Commission, Planning and Zoning Commission and Public Works Commission, to review the ordinances for young and mature woodlands.

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, July 18, 2018, at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Mayor Dalton led the Pledge of Allegiance.

**ROLL CALL**

The following members were present for the 7:02 P.M. roll call: Vice Chairman Kuchan, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Mueller, Omell and Wirth. Chairman Cima, Commissioners Kreikemeier and Sulewski were absent.

Ryan Spencer, Planner, was present.

City Attorney Steve Garrett was present to represent the City.

**MINUTES – 06/20/18**

Dr. Omell moved to approve the minutes, seconded by Mayor Dalton.

Planning & Zoning Commission Page 2 of 5

July 18, 2018

Hearing no corrections the minutes of 06/20/18 were unanimously approved by voice vote.

### **NEW BUSINESS**

1. **Amended Final Site Development Plan** – A request has been made by George Stock, Stock and Associates, on behalf of Maryville University, owner, for approval of an Amended Final Site Development Plan for Maryville University – Ball Tract, located at 13446 Conway Road, in the Major Educational Campus (MEC) Zoning District – **PUBLIC HEARING**

Alderman Meyland-Smith moved that the proposed amendment be considered “significant”, seconded by Ms. Mueller.

The roll call vote on the motion was: AYE, Vice Chairman Kuchan, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Mueller, Omell and Wirth; NAY, none; ABSTAIN, none; ABSENT, Chairman Cima, Commissioners Kreikemeier and Sulewski.

The motion carried unanimously.

A court reporter from Midwest Litigation Services was present to record 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 – Maryville University – Ball Tract – 2nd Amended Final Site Development Plan”
4. Amended Final Site Development Plan, titled “2nd Amended Final Site Development Plan Package – Maryville University – Former Ball Tract” dated June 20, 2018 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, Tom Benning, Maryville University, and Dennis Young, Ittner Architects, were present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Stock described the project as changing the soccer field to a lacrosse field with a net, relocating the 29 parking spaces to the southern portion of the property, and a pedestrian plaza between the athletic fields. Renderings of the proposed netting for the lacrosse field and the additional landscaping for the berm were shown.

Planning & Zoning Commission Page 3 of 5

July 18, 2018

Discussion was held regarding the landscaped berm and the netting. Mr. Bolazina suggested changing the deciduous trees, on the west side of the property, to evergreen trees for more screening.

Vice Chairman Kuchan called for public comment.

Dan Grossman, 334 Hampshire Hill Lane, stated he agreed with adding evergreens to the west side of the property and moving the parking to the southern portion of the property.

Armin Ghobadi, 340 Hampshire Hill Lane, expressed concern for additional screening.

Vice Chairman Kuchan closed the public hearing.

Discussion ensued regarding the site distances for surrounding properties to the proposal.

Mr. Wirth moved to recommend approval of the Amended Final Site Development Plan, with conditions A-G as set forth in the staff report. Ms. Mueller seconded the motion.

Mr. Bolazina moved to add condition H as follows:

H. Trees at the northwest corner of the lacrosse field, presently shown as deciduous, shall be replaced with 8' tall evergreen type plants.

Mayor Dalton seconded the motion.

Ms. Mueller moved to amend condition H as follows:

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

H. Trees at the northwest corner of the lacrosse field **and the four "P" trees placed in front of the 20 foot tall netting section**, presently shown as deciduous, shall be replaced with 8' tall evergreen type plants.

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

The motion to add condition H, as amended, carried unanimously by voice vote.

The roll call vote on the Amended Final Site Development Plan, as amended, was: AYE, Vice Chairman Kuchan, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Mueller, Omell and Wirth; NAY, none; ABSTAIN, none; ABSENT, Chairman Cima, Commissioners Kreikemeier and Sulewski.

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

**2. Conditional Use Permit (18 Brookwood Road)** – A request has been made by Grant Dino, owner, for approval of a Conditional Use Permit for an accessory structure (pool), located at 18 Brookwood Road, in the Estate (E) Zoning District

Planning & Zoning Commission Page 4 of 5

July 18, 2018

**3. Conditional Use Permit (18 Brookwood Road)** – A request has been made by Grant Dino, owner, for approval of a Conditional Use Permit for an accessory structure (spa), located at 18 Brookwood Road, in the Estate (E) Zoning District

Dave Harrison, The Pool Specialists, was present on behalf of the request.

Mr. Harrison described the project as a pool and spa structure with a stone slide.

Mayor Dalton left the dais 7:51PM and returned at 7:55PM, a quorum was still present.

Extensive discussion was held regarding the height of the pool wall structure and whether the slide needs an additional Conditional Use Permit.

Vice Chairman Kuchan called for public comment.

Hearing none, Alderman Meyland-Smith moved to continue Agenda Items 2 and 3 to the August 15, 2018 meeting. Ms. Mueller seconded the motion.

**4. Preliminary Plat** – A request has been made by Rob Rehnquist of Rehnquist Design & Build, owner, for approval of a Preliminary Plat, located at 1919 S. Mason Road, in the Suburban Estate (SE) Zoning District – **PUBLIC HEARING**

A court reporter from Midwest Litigation Services was present to record the public hearing.

Vice Chairman Kuchan 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 4 – Preliminary Plat – Belcrest Estates Subdivision – 1919 South Mason Road"
4. Preliminary Plat, titled "Belcrest Estates" dated 6-20-18, prepared by Poehlman and Prost, Inc.
5. Mailing List, Notice of Public Hearing
6. Notice of Public Hearing posted on the property and published in the St. Louis Countian

Mr. Garrett updated the Commission on the Amended Record Plat since it was last heard at Planning and Zoning. He explained that the Record Plat from 2012 had 19 acres of preserved open space and Mr. Rehnquist's original proposal had 9.87 acres of preserved open space. He stated that Board of Aldermen approved an Amended Record Plat with 16.664 acres of open space to be preserved and additional conditions for the development, relating to open space and stormwater control.

Planning &amp; Zoning Commission Page 5 of 5

July 18, 2018

Mr. Spencer explained the Preliminary Plat is for 7 lots, with an average acreage of 2.3 acres. He also stated that the proposal will come back before Planning and Zoning when the Record Plat and Improvement Plans are submitted.

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

Mr. Rehnquist described the project as a subdivision of seven homes on 17.5 acres, with two detention ponds, and 90% greenspace on the finished lots.

Discussion was held regarding the diameter turnaround and the amount of right-of-way for the temporary cul-de-sac.

Vice Chairman Kuchan called for public comment. Hearing none, Vice Chairman Kuchan closed the public hearing.

Dr. Omell moved to approve the Belcrest Estates Preliminary Plat, seconded by Mayor Dalton.

The roll call vote on the motion was: AYE, Vice Chairman Kuchan, Mayor Dalton, Alderman Meyland-Smith, Commissioners Bolazina, Mueller, Omell and Wirth; NAY, none; ABSTAIN, none; ABSENT, Chairman Cima, Commissioners Kreikemeier and Sulewski.

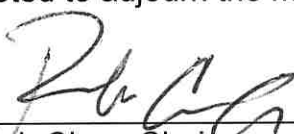
The motion to approve the Preliminary Plat for Belcrest Estates carried unanimously.

#### **OTHER BUSINESS**

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

#### **ADJOURN**

On motion of Dr. Omell, seconded by Mayor Dalton, the Commission unanimously voted to adjourn the meeting at 8:30 P.M.

  
\_\_\_\_\_  
Rob Cima, Chairman