

**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF TOWN AND COUNTRY  
AUGUST 19, 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](http://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, August 19, 2020 via Zoom videoconference.

**PLEDGE OF ALLEGIANCE**

Chairman Cima led the Pledge of Allegiance.

**ROLL CALL**

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

Ryan Spencer, Planner, and City Attorney Steve Garrett were also present via videoconference.

**MINUTES – 07/15/20**

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

Chairman Cima called for any corrections or amendments.

Hearing none, the minutes of 07/15/20 were unanimously approved by voice vote.

**NEW BUSINESS**

- 1. Conditional Use Permit** – An application has been submitted by Jack and Alex Jennings, owners, for approval of a Conditional Use Permit for an accessory structure (pavilion), located at 14 Country Aire Drive, in the Suburban Estate (SE) Zoning District

Jack and Alex Jennings, owners, were present on behalf of the request.

Mr. Jennings described the project as a 17'x17' pavilion as part of a backyard remodel with a pool addition.

In response to Ms. Mueller, Ms. Jennings confirmed that the trustees have approved the project and those in the neighborhood that have seen project have approved.

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

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

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

2. **Amended Final Site Development Plan** – An application has been submitted by George Stock, Stock and Associates, on behalf of Mercy Health East Communities and Union Electric (Ameren UE), owners, for approval of an Amended Final Site Development Plan (AFSDP) for Phase 1 of the Mercy Hospital South Campus Expansion, located at 763, 767 and 777 S. New Ballas Road, in the Office (O) Zoning District – **PUBLIC HEARING**

Mr. McKnight moved that the proposed amendment be considered "significant". Alderman Frautschi seconded the motion and carried unanimously by voice vote.

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 2 - Mercy Hospital South Campus Expansion – Amended Final Site Development Plan - 763, 767, 777 S. New Ballas Rd."
4. Amended Final Site Development Plan, titled "Amended Site Development Plan - Mercy Outpatient Center (Mercy Ballas)" dated August 7, 2020 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, was present on behalf of the request via videoconference.

Utilizing a PowerPoint presentation, Mr. Stock described the project as an amendment to a plan approved in 2018 for a campus expansion, in Town & Country and Creve Coeur, for Mercy. He explained that since the original approval the relocation of the Ameren substation is nearly complete. He also added that the proposal would eliminate the right turn in and out along Ballas Road and a reconfiguration of the internal ring road.

Ms. Mueller questioned the removal of the right turn in and out along Ballas. In response, Mr. Stock explained the owners of the 755 building originally wanted the access to remain however with the reconfiguration of the access to Conway Road they approved the removal.

Mr. Spencer noted the City had not received any public comments regarding the matter.

Chairman Cima closed the public hearing.

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Mr. Kuchan moved to recommend approval of the Amended Final Site Development with conditions A-G, as set forth in the staff report. Alderman Frautschi seconded the motion.

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

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

**3. Zoning Text Amendment** – Amendments to the regulation of fences, Section 405.150, specifically; prohibited fences, materials, maintenance standards, and permitted fences

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

Mr. Spencer explained that the text amendment expands the type of fencing materials allowed and adds language regarding maintenance.

Mr. Spencer noted the City had not received any public comments regarding the matter.

Discussion was held regarding the use of vinyl fences and legal non-conforming uses. Alderman Frautschi stated that the fence at Longview Farm Park is a vinyl three-rail style fence and did not want to exclude this style of fencing for residents.

Mr. McKnight moved to continue the Zoning Text Amendment to the meeting of Wednesday, September 16, 2020 for further discussion, Mr. Kuchan seconded the motion.

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

The motion carried unanimously.

**4. Zoning Text Amendment** – An amendment to the regulation of exterior lighting, Section 405.157, specifically; exemptions

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

Mr. Spencer explained that the text amendment is being proposed to give the City the ability to respond to complaints received on residential properties but without being as regulated as commercial properties.

Alderman Frautschi explained the regulations allow for enforcement but doesn't want to start requiring lighting plans for houses.

Discussion was held at length regarding the proposed Code language.

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Mr. McKnight moved to continue the Zoning Text Amendment to the meeting of Wednesday, September 16, 2020 for further discussion, Dr. Omell seconded the motion.

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

The motion carried unanimously.

### OTHER

Mr. Spencer reported that the Sign Code Subcommittee has completed their review and amendments will be brought forward at the September meeting.

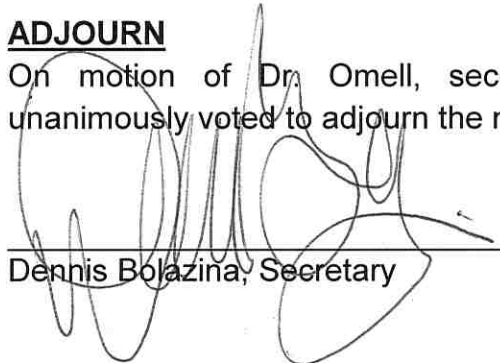
### REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

Alderman Frautschi reported on the following items:

- The Amended Final Site Development Plan for Covenant Presbyterian Church was approved by the Board of Aldermen
- The Conditional Use Permit for the multi-use structure at 929 Claymark was continued for review

### ADJOURN

On motion of Dr. Omell, seconded by Alderman Frautschi, the Commission unanimously voted to adjourn the meeting at 8:35 P.M.



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Dennis Bolazina, Secretary