

**MINUTES
PLANNING AND ZONING COMMISSION SITE VISIT
CITY OF TOWN AND COUNTRY
NHC HEALTHCARE PROPERTY
13995 CLAYTON ROAD
SEPTEMBER 18, 2019**

SITE VISIT

The Planning and Zoning Commission Site Visit was held at 9:00 A.M. on Wednesday, September 18, 2019.

Present were: Chairman Cima, Alderman Frautschi and Commissioner Kuchan. No quorum was present for the duration of the visit.

Staff present included: City Administrator Bob Shelton, Planner Ryan Spencer and Public Works Director Tim Gregowicz.

Applicant representatives were: Dave Erickson, Ryan Companies, and George Stock, Stock and Associates.

Mr. Kuchan commented that members of the Commission asked for the site visit to understand the difference between the existing footprint and height and what is proposed, as well as other improvements to the site.

Jeff Wittmaier, 826 Millfield Court, wanted clarification on the proposed stormwater mitigation.

Cathy Russell, 1008 Alsace Court, asked for an understanding of height and location of the building in relation to the property lines.

The assembled group walked the property to view the location of the parking lot and garage, detention basins, villas and main building.

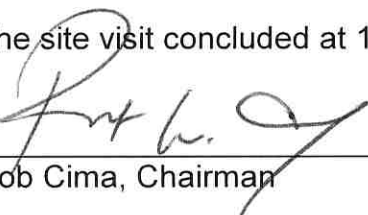
Utilizing aerial views of the property, Mr. Stock discussed the difference of the footprint location and distance to the property lines. He showed the locations of the mitigation systems to be used for water detention and treatment. He explained there is no existing mitigation system on the property and MSD is requiring the system be designed from "green", which means they have to detain for all impervious surfaces not just the increased amount.

Site lines of the property in relation to neighboring properties were viewed with the proposed landscape buffering along the east, west and north property lines.

Mr. Stock stated the rear parking and ring road were removed and replaced with a paver system to be used for emergency access only. He added that the villas were relocated 14 feet further into the property at the request of the property owners to the west.

The location of the dedicated left turn on Clayton Road was viewed, Mr. Erickson noted that a traffic study this to be necessary under the current conditions.

The site visit concluded at 10:01 A.M.



Rob Cima, Chairman