

**JOINT MEETING
TOWN SQUARE TASK FORCE &
NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE
CITY OF TOWN AND COUNTRY
THURSDAY, SEPTEMBER 24, 2015**

MINUTES

REGULAR MEETING

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, September 24, 2015, at Longview Farm Park located at 13525 Clayton Road, Town and Country, MO 63141.

ATTENDANCE

Town Square Task Force

Alderman Mange – Co-Chairman
Leslie Yoffie – Co-Chairman
Dr. Nan Kulkarni
Judy Weber
Derek Goodin
Rico Salmon
Preston Polk

Neighborhood Rep. Subcommittee

Alderman Anderson - Chairman
Trip Straub
Reverend Pamela Dolan
Pat Weise
Cushie Switzer
Frank Petkovich
Bernie Zyk
Larry Schiffer
Peter Stevens

Also present were Mayor Dalton and Melanie Rippetoe, City Planner.

CALL TO ORDER

Alderman Mange called the meeting to order at approximately 7:02 PM.

APPROVAL OF MINUTES 06/09/15

Alderman Mange called for corrections or amendments to the minutes for the Town Square Task Force and Neighborhood Representative Subcommittee Joint Meeting on 06/09/15.

Hearing none, the minutes of 06/09/15, were unanimously approved by voice vote.

DISCUSSION OF THE FOUR CONCEPTUAL PLANS FROM DESIGN FIRMS

Alderman Mange, utilizing a PowerPoint presentation, discussed the four conceptual plans drafted and previously distributed. He requested that all discussion be held until after he has given an overview of all of the conceptual plans.

Alderman Mange gave a brief overview of each of the firms and pointed out that all of the designs showed the front half of the property containing a commercial element and a community gathering space with the rear of the property shown as a park-like environment.

He then went through each of the submittals and briefly described the individual elements of each design. He explained that the design can be altered to include or exclude various elements but they would be responsible for choosing both a design and a firm to recommend to the Board of Aldermen.

Alderman Anderson noted that the City owns all of the designs and one design does not need to be agreed upon as a whole.

DISCUSSION OF DRAFT WRITTEN REPORT TO BOA

Alderman Mange deferred to a previously distributed draft report to the Board of Aldermen. He explained that the report to the Board of Aldermen would include the vision statement, the chosen conceptual design and written form of special recommendations.

COMMENTS BY NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE

Each of the members of the Neighborhood Representatives Subcommittee present were given an opportunity to choose which design and/or which firm they liked the best as well as discuss the elements that they would change.

COMMENTS BY TASK FORCE MEMBERS

Each of the members of the Town Square Task Force present were given an opportunity to choose which design and/or which firm they liked the best as well as discuss the elements that they would change.

An overall majority of all of the members favored the design by M+H Architects, provided the park area was simplified. They recommended that the following revisions be made to the M+H Architects conceptual design:

- the pedestrian entrance (E) from the trail on the north side of Clayton Road be placed in a tunnel under Clayton Road rather than a surface crossing.
- the Discovery Statue & Water Jet Fountain (A) be moved south to the center of the Town Square (B) to accommodate the entrance from the tunnel under Clayton Road (E).
- the Covered Stage (D) be removed.
- the Public Restroom (I) be moved to the west side of the property close to the Pavilion (K).

- the Pavilion and Wirth House Patio (L) be removed.
- the Pavilion (K) along the south property line on the dam for the lake be removed.
- the Playground (S) be removed.
- the Wildflower Area (V) be converted into a Monarch Butterfly Garden.

There was additional discussion about the following:

- Add a covered area in the Town Square (B).
- Add a fishing pier.
- Add a fire pit.
- Revise the orientation of the commercial buildings to give a more visual exposure over the lake to the south.
- Provide more outdoor dining area.
- Move the pavilion from the west side down closer to the lake where the removed playground was planned to be located.
- Move the public restrooms (I) to the southeast corner of the Town Square (B) area rather than all the way to the west pavilion (K) in order to be more accessible to the users of the Town Square (B).
- Prairie grass looks messy and would not have that tailored look that a nice park has, however, a Monarch butterfly area would be a positive addition.

PUBLIC COMMENTS

Discussion from the public consisted of:

- Appreciation for willingness to move the restrooms further from residential area.
- Agreement of the chosen M+H design.
- Agreement that the park area should be more passive.
- Recommendation of beach volleyball area near lake.
- Caution on changing too much of the M&H design because it could ruin the strong architectural concept.

SET NEXT MEETING DATE

Alderman Mange stated that the next meeting date is scheduled for Tuesday, September 29, 2015 at 7:00 PM, if needed.

Alderman Mange and Alderman Anderson agreed that they would send out a summary recommendation to the BOA that included all of the comments and recommendations discussed at the meeting. If the members found it sufficient, there would be no reason to have a meeting on Tuesday, September 29th.

ADJOURN

There being no additional business to discuss, Alderman Mange adjourned the meeting at 8:33 PM.

Melanie Rippetoe, City Planner

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