

**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF TOWN AND COUNTRY
NOVEMBER 13, 2019**

OPEN STAFF REVIEW

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

Present at the meeting were Chairman Cima, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller, Munsell and White. Mayor Dalton and Commissioner Omell were absent.

Ryan Spencer, Planner, was present.

City Attorney Steve Garrett was present to represent the City.

The Commission discussed the agenda items. No votes were taken.

SPECIAL MEETING

The special meeting of the Planning & Zoning Commission of the City of Town and Country was held at 7:00 P.M. on Wednesday, November 13, 2019, at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Commissioner White led the Pledge of Allegiance.

ROLL CALL

The following members were present for the 7:04 P.M. roll call: Chairman Cima, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller, Munsell and White. Mayor Dalton and Commissioner Omell were absent.

Ryan Spencer, Planner, was present.

City Attorney Steve Garrett was present to represent the City.

NEW PLANNING AND ZONING COMMISSION MEMBER

Chairman Cima welcomed Ward 3 resident, Granville White, to the Commission.

NEW BUSINESS

- 1. Comprehensive Plan – Adoption of a Resolution establishing the Town & Country 2040 Comprehensive Plan as the Official Land Use Plan of the City – PUBLIC HEARING**

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

Chairman Cima opened the public hearing.

Ryan Spencer, Planner, entered the following exhibits into the record:

1. Municipal Code
2. 2010 Comprehensive Plan
3. Draft Town and Country 2040 Comprehensive Plan
4. Development Office file, as amended from time to time, including staff report titled "Agenda Item 1 – City of Town and Country Comprehensive Plan"
5. Notice of Public Hearing posted on the property and published in the St. Louis Countian

Chairman Cima commented that the document before them is a culmination of 23 months of work from the Steering Committee and staff. He stated the intention from this meeting is to hear from the public and the Commission after a presentation and form a subcommittee for further refinement.

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

Utilizing a PowerPoint, Mr. Spencer described the Comprehensive Plan is a document that lays the framework for future land use decision making and physical development of the city. He stated that during the course of 23 months the Steering Committee had 15 meetings, a bus tour, 2 open houses and a focus meeting dedicated to the Principia property. He explained the major elements include community character, future land use, natural resources and economic development. He stated public comments received included creating a stronger sense of place, maintaining one-acre zoning as the standard, and making a better connection between north and south areas of the City.

Chairman Cima called for public comment.

Dave Hough, 13201 Thornhill Drive, suggested removing the trail that follows under the powerlines through Ward 2 as it would be in resident's backyards and costly to construct due to the terrain. He also asked that the trail width detail be reduced from 10-12 feet as it is not feasible with existing right-of-ways.

Lynn David, 923 S Mason Road, agreed with the comments about trails and asked that the minimum residential acreage on Principia's property be designated a minimum of 5 acres.

Richard Jensen, 13004 Starbuck Road, stated he is opposed to the recommendation of adding villas along Mason Road and recommended one acre zoning along Mason.

In response to Mr. McKnight, Mr. Spencer explained the recommendation of villas did not suggest higher density but smaller lot sizes with common ground.

Jeff Wittmaier, 826 Millfield Court, suggested using more forceful and strong language similar to the 2010 Plan. He also expressed opposition to the expansion or addition of local centers and that planned developments should be used very specifically.

Monica Gunther, 1924 Muir Woods Lane, stated the vision statement does not fit with a number of items listed in the Plan.

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Gloria del Rosario, 966 Cabernet Drive, agreed with the need for stronger language in the new Plan and expressed concern over the use of planned developments.

Discussion ensued regarding the draft Plan and a number of items to be reviewed including the goals and objectives, economic development and zero-lot line housing. In response, Ms. Mueller noted the Steering Committee received numerous comments and suggestions for more residential options.

Mr. Kuchan moved to continue the agenda item to the January 15, 2020 and form a subcommittee comprised of Chairman Cima, Alderman Frautschi, Mr. Bolazina, Mr. Kuchan and Ms. Mueller.

Chairman Cima closed the public hearing.

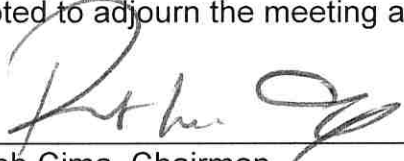
The roll call on the vote was: AYE, Chairman Cima, Alderman Frautschi, Commissioners Bolazina, Kuchan, McKnight, Mueller, Munsell and White; NAY, none; ABSTAIN, none; ABSENT, Mayor Dalton and Commissioner Omell.

The motion to continue and form a subcommittee carried unanimously.

OTHER BUSINESS

ADJOURN

On motion of Mr. Kuchan, seconded by Ms. Mueller, the Commission unanimously voted to adjourn the meeting at 8:38 P.M.



Rob Cima, Chairman