

**MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
TWIN OAKS, MISSOURI  
TUESDAY, SEPTEMBER 26, 2023**

The Planning and Zoning Meeting was called to order at 6:30 p.m.

Members:	Roger Loesche, Chairman	X	Joe Krewson	
	John Antonacci	X	Lisa Eisenhauer, Alderman	X
	Jeff Graves	X	Shazia Brown	
	Ray Slama		Russ Fortune, Mayor	X

Also, in attendance was Frank Johnson, City Clerk/Administrator; Paul Rost, City Attorney.

**APPROVAL OF THE AGENDA**

Commissioner Jeff Graves moved, seconded by Alderman Lisa Eisenhauer, to approve the Agenda. Motion passed with the unanimous consent of the Commission.

**APPROVAL OF THE CONSENT AGENDA**

Mayor Russ Fortune moved to approve the Consent Agenda consisting of the meeting minutes from August 22, 2023. Alderman Eisenhauer seconded the motion and on voice vote, the motion was announced passed.

**NEW BUSINESS**

**Consideration of an Amended Development Plan for Sav-On Liquor & Wine at 1142 Meramec Station Road.**

City Clerk/Administrator Johnson stated that the proposed Sav-On store would occupy the currently vacant space between Ace Hardware and Aldi's, and that no changes to the site or parking are proposed. He then introduced Steve Earl with Chiodini Architects, who provided an overview of the proposed signage for the store. City Clerk/Administrator Johnson provided a clarification on the signage calculations. He stated that the City measured the total signage area as 88 square feet, which is approximately 5.6 percent of the total elevation area of 1,545 square feet. He explained that the code requires signs occupy no more than 5 percent of the total elevation area, but that the City is allowed to modify these requirements as part of the process of amending the development plan. He added that in the past, the City had approved a sign of approximately 7 percent for the Ace Hardware in the same development.

The Commission discussed the illumination for the sign. Mr. Earl explained that it is internally lit and confirmed the "Sav-On" portion is illuminated and the "Liquor & Wine" portion is not. Commissioner Graves asked Milan Patel, Sav-On, about their nearest location. Mr. Patel replied that they currently have six locations in the Metro East area of Illinois. He also confirmed that they are planning to have a humidor and to sell cigars. In response to a question from Chairman

City Attorney Paul Rost explained that no separate approval is necessary for the sale of cigars in this case.

Commissioner Graves motioned that the Commission recommend the Board of Aldermen approve the proposed amended development plan, contingent on approval of the amendments to Section 400.280 of the Twin Oaks Municipal Code to add “liquor store” as a planned use. Commissioner Antonacci seconded, and the motion passed on unanimous voice vote.

**Consideration of Amendments to Section 400.280 of the Twin Oaks Municipal Code Pertaining to Planned Uses.**

Chairman Loesche explained that the current code does not list a liquor store as a permitted or planned use in Commercial Districts, so it is necessary to amend the code as part of the approval for Sav-On Liquor & Wine. Chairman Loesche motioned that the Commission recommend the Board of Aldermen approve the proposed amendments to the code. Commissioner Graves seconded, and the motion passed on unanimous voice vote

**Consideration of an Amended Development Plan for Bartolino’s Restaurant at 1304 Big Bend Road.**

City Clerk/Administrator Johnson explained that although the original development plan for Big Bend Square calls for a restaurant in the vacant space proposed for Bartolino’s, the submitted plans call for completely enclosing the existing outdoor patio, which constitutes a more than minor change from the previously approved plans and therefore requires that the development plan be amended. He added that there will need to be another review at a later date for the addition of Bartolino’s to the development’s pylon sign, which was not included as part of this submission.

Tom Niemeier, Space Architects, provided an overview of the proposed plans. Mr. Niemeier explained that the enclosing of the patio is needed to add more permanent dining space, as the restaurant has a large kitchen as well as an event space, and that they are proposing to use a smooth plaster material for the exterior finish of the patio structure. He added that they retained the original shape of the patio so that it conforms with the existing roads, sidewalks and landscaping.

City Clerk/Administrator Johnson informed the Board that the submitted plans label the finish material for patio exterior as “stucco” and that this is listed as an unacceptable material per the City’s design guidelines. Mr. Niemeier provided an explanation of how what they are proposing differs from the kind of synthetic stucco material that is often used in commercial developments and that it would have a smooth plaster finish. Alderman Eisenhower noted that the closure of the patio could be beneficial to the apartment residents located above since it would cut down on the noise disturbance from the restaurant.

The Commission then discussed the reasoning behind the prohibition against the use of stucco and agreed that it was likely meant to discourage the rough, wave-like appearance of traditional stucco design. Mr. Neimeier assured the Commission that they would be creating a smooth finish with the proposed design. he then provided an overview of the proposed sign, which would be a metal panel with the waterjet-cut letters and be backlit with a white LED.



Chairman Loesche motioned that the Commission recommend the Board of Aldermen approve the proposed amended development plan. Alderman Eisenhower seconded, and the motion passed on unanimous voice vote.

**MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

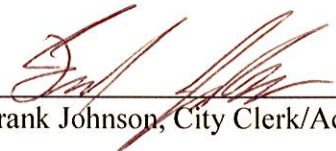
**ADJOURNMENT**

Mayor Fortune moved, seconded by Alderman Eisenhower, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 6:56 p.m.

  
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Roger Loesche, Chairman  
Planning & Zoning Commission

  
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Date of Approval

ATTEST:

  
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Frank Johnson, City Clerk/Administrator