

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, AUGUST 25, 2020**

The Planning and Zoning Meeting was called to order at 6:42 p.m.

Members:	Frank Venturella, Chairman	X	
	Roger Loesche		Craig Cwiklowski
	Jeff Graves		Ald. Lisa Eisenhauer
	Ray Slama	X	Dan Shea
	Russ Fortune, Mayor	X	

Also in attendance were: Paul Rost, City Attorney; Frank Johnson, City Clerk.

APPROVAL OF THE AGENDA

Member Slama moved, seconded by Member Shea, to approve the Agenda. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune moved to approve the Consent Agenda consisting of the Meeting Minutes from July 28, 2020. Member Slama seconded the motion and on voice vote, the motion was announced passed.

OLD BUSINESS

Continued Review of the definitions and Article VI, VII and X, Supplemental Regulations in Residential Districts and "C" Commercial District.

The Commission continued its review of the City's zoning code, beginning with a review of changes the Commission directed the City Attorney to make to Articles VI and VII at its previous meeting.

City Attorney Rost explained that the bulk of changes to Article VI involved moving the regulations on parking to a different section of the code. The Commission accepted the proposed changes to Article VI and had no further comments.

The Commission then begin reviewing Article VII, starting with a discussion of the businesses allowed as permitted uses in Section 400.280. Mayor Fortune asked City Attorney Rost if a potential temporary coworking office space would be allowed under the current regulations. City Attorney Rost explained that it could be argued that such a use couldn't be done and reminded the Commission that any amendments to an approved development plan would need to come before the Commission and the Board.

The Commission then discussed the list of businesses allowed as planned uses. City Attorney Rost stated that additional language defining motor-vehicle oriented businesses (MVOB) had been removed, as the Commission had determined it was not necessary given its flexibility in approving or denying planned uses. In response to a question from the Commission, City Attorney Rost stated

that a potential gymnastics center would fall under subsection O, physical fitness centers, as a planned use.

The Commission next discussed the proposed changes to Section 400.310(b) regarding buffer strips. Member Slama stated that he liked the new requirements. City Attorney Rost explained that the proposed change to the regulation would now prohibit changes to the buffer strip area without an amendment to the approved site plan.

The Commission then turned to modifications to the sections concerning site design requirements and the development plan process. City Attorney Rost explained that the changes consisted of inserting an allowance for temporary special event permits and clarifying what happens if changes are made to a development plan after it is approved. In such cases, the changes must be approved by the Commission and Board.


Following this, the Commission discussed several issues related to driveways, including materials, curb cuts and the location of parked vehicles. The Commission directed City Attorney Rost to add language allowing for driveways to be made of a combination of hard and porous surfaces, to delete a section restricting the number of commercial vehicles that may be parked in a driveway, to limit a restriction on driveway curb cut size to new curb cuts and to clarify the definition of recreational vehicles.

The Commission also discussed at length whether the current regulation prohibiting circular drives should be removed or modified, and whether the driveway setback requirements should be modified. The Commission felt it appropriate to allow circular drives if the lot is large enough to accommodate it. City Attorney Rost suggested curb cuts be limited to 25 feet in total, so that a property owner could potentially have two 12.5 feet curb cuts. The Commission agreed with this suggestion. There was also general discussion of revising the definition of Recreational Vehicle and clarifying what vehicles were prohibited from being parked on the driveway and parking pad.

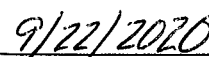
Regarding driveway setbacks, the Commission expressed a general desire to make the setback requirements less stringent but was also concerned about the potential to impact the privacy of neighboring property owners. Chairman Venturella moved, seconded by Member Shea, to table further action on the driveway setback requirements to allow time for Commission members to consider the issue in depth. On voice vote the motion was announced passed.

ADJOURNMENT

Mayor Fortune moved, seconded by Alderman Eisenhower, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 8:17 p.m.

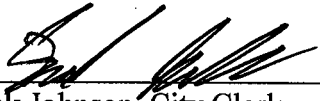


Frank Venturella, Chairman
Planning & Zoning Commission



Date of Approval

ATTEST:



Frank Johnson, City Clerk

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