

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, OCTOBER 27, 2020**

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

Members:	Frank Venturella, Chairman	X		
	Roger Loesche	X	Craig Cwiklowski	
	Jeff Graves	X	Ald. Lisa Eisenhauer	X
	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

Mayor Fortune moved, seconded by Commissioner Loesche, 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 September 22, 2020. Alderman Eisenhauer seconded the motion and on voice vote, the motion was announced passed with Commissioner Loesche abstaining.

OLD BUSINESS

Continued Review of Article X, Special Events Permits and Urban Guidelines.

The Commission continued its review of the City's zoning code and finished reviewing Article X.

Chairman Venturella began the meeting by recapping the changes that were discussed at the previous meeting, particularly concerning the classification of heavy-duty commercial vehicles. He noted that City Attorney Rost had done some research and provided the commission with a definition.

The Commission first discussed the proposed regulations for a special events permit. City Attorney Rost explained that the permit will allow for businesses or organizations to hold temporary events. He added that it is needed because currently there is no way in the code to do this. In response to questions from the Commissioners, City Attorney Rost stated that the permit can be issued to churches or schools located within residential districts as well as commercial businesses and that there is no permit fee.

The Commission then reviewed the changes they had proposed at a previous meeting to Article X, which primarily concerns off-street parking. Based on the Commission's feedback, City Attorney Rost explained that the City will classify prohibit the parking of heavy-duty commercial vehicles, which are defined as those with a Gross Vehicle Weight Rating of 14,000 lbs. or more, such as heavy construction equipment and Class 4-9 trucks. The Commission also decided to remove a

regulation that prohibited light duty commercial vehicles from being parked in front yards and to include "boats" in the list of vehicles in Section 3(c)(4).

The Commission next discussed changes to the regulations concerning driveway setbacks. The changes include basing the required setback for a driveway on lot size and limiting driveway size to 35 percent of any front yard area.

Following this, the Commission discussed the parking minimums and agreed to strike the "gymnasiums" use from the "places of public assembly" category so that it will instead be covered under the "all other uses" category.

The Commission then reviewed the conditional use regulations. City Attorney Rost explained that permanent outdoor seating was being added as a conditional use in light of the increased need for outdoor dining due to the COVID-19 pandemic. In response to a question from Commissioner Loesche, City Attorney Rost stated that any expiration or renewal terms can be set by City as part of the conditions for an individual permit.

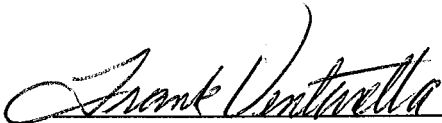
The Commission next discussed the regulations concerning the Board of Adjustment. Commissioner Loesche expressed concern that the Board has the power to reverse the hard work of the Commission and the Board of Aldermen by arbitrarily granting variances to the zoning code. City Attorney Rost noted that the powers of the Board of Adjustment are set by state statute, and that it's incumbent upon the members of the Board to exercise their power responsibly. Further discussion ensued about the role of the Board, and the Commission directed City Clerk Johnson and City Attorney Rost to increase education and training for the Board's members.

Lastly, the Commission reviewed the Urban Guidelines. The Commission accepted a recommendation from Chairman Venturella that fiber cement panels be added as an acceptable material type for building construction. There was general agreement among the Commissioners that the Urban Guidelines set reasonable standards.

Chairman Venturella concluded the meeting by thanking the Commissioners and City Attorney Paul Rost for all their hard work on the zoning code revisions. Chairman Venturella moved, seconded by Aldermen Eisenhauer, to send the proposed revisions to the Board of Aldermen. The motion passed on voice vote


ADJOURNMENT

Aldermen Eisenhauer moved, seconded by Commissioner Loesche, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 7:56 p.m.


Frank Venturella, Chairman
Planning & Zoning Commission

1-27-2021
Date of Approval

ATTEST:



Frank Johnson, City Clerk

Minut