

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, SEPTEMBER 22, 2020**

The Planning and Zoning Meeting was called to order at 6:35 p.m.

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

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

APPROVAL OF THE AGENDA

Alderman Eisenhauer moved, seconded by Mayor Fortune, 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 August 25, 2020. Alderman Eisenhauer seconded the motion and on voice vote, the motion was announced passed.

OLD BUSINESS

Continued Review of the definitions and Article X, Off-Street Parking.

The Commission continued its review of the City's zoning code and reviewed Article X, which concerns off-street parking regulations.

Member Slama began the discussion by noting that previous changes to the code were a result of a compromise. He stated a desire to make the regulations more reasonable and streamlined. In particular, he suggested allowing two curb cuts, limited to a max of 25 feet, and to keep the present limitation of a driveways to no more than 35 percent of a lot's front yard.

Chairman Venturella expressed general agreement with the desire to simplify the regulations, but added that there may be a few things they want to retain. He then summarized some of the changes to the regulations that had already been made by City Attorney Rost and asked the commission to go through each regulation one by one.

The Commission first discussed the surface requirements for driveways. There was a discussion of the definition of porous in regards to a driveway surface, and it was noted that a subsequent section of the code prohibits gravel driveways.

The Commission then discussed the use of various terms throughout the parking regulations, specifically parking pad, parking pad connector and turnaround area. Aldermen Eisenhauer stated that these terms were unnecessary and recommended that they be taken out so the language could

be simplified. After further discussion, the Commission decided to use “driveway” in place of the more specific terms.

The Commission next discussed changes that were previously made to the regulations on curb cuts. It was agreed that the intent is to change the regulations to allow multiple curb cuts as long as they are part of a circle drive and that, in total, the curb cuts may not exceed 25 feet. In addition, it was noted that driveways are prohibited from taking up more than 35 percent of a front yard, which will limit the lots on which a circle drive could be built. City Attorney Rost was directed to combine two sections to enhance the clarity of the curb cut regulations.

Following this, the Commission discussed how unlicensed and inoperable vehicles are defined and several related issues. City Attorney Rost explained that it can be difficult to enforce regulations on unlicensed vehicles if it’s not possible to see a license plate from the public right-of-way. The Commission directed City Attorney Rost to modify the regulations so that the issue of inoperable vehicles is primarily treated as a public safety nuisance.

The Commission then reviewed the revised definition of recreational vehicles and discussed streamlining several regulations related to where vehicles may be parked. It was noted that the intent of the regulation is to restrict parking of all vehicles to driveways and the parking of recreational vehicles to behind the front elevation line.


The Commission next discussed the regulations prohibiting the parking of commercial vehicles in “A” and “B” zoning districts. It was agreed that the current regulation is too restrictive. Discussion ensued concerning how to modify the regulation. Mayor Fortune suggested that the term “heavy-duty” be used as a way of exempting smaller trucks and vans with commercial logos from the regulation. Aldermen Eisenhauer suggested the regulation apply to vehicles with a gross vehicle weight of 14,000 pounds as well as a list of specifically prohibited vehicles. City Attorney Rost was directed to take the feedback from the discussion and draft a revised regulation for review at the Commission’s next meeting.

Lastly, the Commission reviewed the regulations on setback requirements for driveways. Based on feedback at the previous meeting, the requirements were revised to be based on lot size. The members of the Commission expressed approval for the changes. They then discussed the regulation limiting driveways to no more than 35 percent of a lot’s front yard and instructed City Attorney Rost to delete the regulation limiting driveways to 22 feet in width and several regulations related to parking pads and turnaround areas.

Following the conclusion of the discussion on Article X, City Attorney Rost noted that the City will be making an adjustment to its zoning map to include a strip of park land owned by the City that is currently not shown on the map. The 15-foot strip is located between the rear yards of several houses on Autumn Leaf Drive and the west side of the lot containing Twin Oaks Presbyterian Church.

ADJOURNMENT

Commissioner Shea moved, seconded by Alderman Eisenhauer, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 8:21 p.m.




Frank Venturella, Chairman
Planning & Zoning Commission

4/27/21

Date of Approval

ATTEST:



Frank Johnson, City Clerk

Minute