

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
WEDNESDAY, JANUARY 27, 2021**

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		
	Russ Fortune, Mayor	X		

Also in attendance were: Paul Rost, City Attorney; Frank Johnson, City Clerk; Kayo Takumyo, Yosef Howley and Vern Wunnenberg for Applicant, Aldi's USA.

APPROVAL OF THE AGENDA

Commissioner Graves moved, seconded by Commissioner Loesche, to approve the Agenda. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Commissioner Loesche moved to approve the Consent Agenda consisting of the Meeting Minutes from October 27, 2020. Commissioner Graves seconded the motion and on voice vote, the motion was announced passed.

NEW BUSINESS

Consideration of Aldi's Preliminary/Final Development Plan for 1100 Meramec Station Road

Kayo Takumyo with SGA Design Group, Yosef Howley with Civil Engineering Design Consultants, and Vern Wunnenberg with Aldi USA provided an overview of a preliminary development plan application to build an Aldi's in a portion of the former Shop n' Save at 1100 Meramec Station Road.

Takumyo stated that Aldi's is only planning changes to the west and south elevations of the building. The north elevation and east elevations will be unchanged. She explained that Aldi will rebuild a portion of the current east façade and repaint the remaining original façade to match, and she reviewed the materials that they are proposing to use.

Takumyo next reviewed the signs Aldi's is proposing for the development and the infrastructure surrounding the proposed development. She concluded by stating that Aldi's felt the development's design would integrate with the existing buildings and enhance the area.

Chairman Venturella asked if the masonry product they were proposing would be close to the current color of the building. Takumyo responded that the masonry product would be tan in color. Commissioner Graves stated that he would like to see the Aldi's side of the development have more continuity with the remaining Shop n' Save side. Chairman Venturella noted that the rest of

the Shop n' Save might not end up looking as it does presently once the next tenant occupies the remaining space.

Mayor Fortune stated that the tan color of the proposed Aldi's façade shown on the rendering appeared to match the rest of the building but that it currently has a much redder brick. Takumyo responded that they are proposing to paint the remaining Shop n' Save façade to match the color of the new Aldi's façade. Discussion ensued.

The Commission next discussed BFA Engineering's review of the proposed development plan and several conflicts with City code and design guidelines that will require City approval as well as those conflicts that the developer has already addressed.

Commissioner Loesche asked the developer to clarify if the roof-top HVAC units would be visible from the street. Takumyo responded that their sightline study found that the units should not be visible at 35 feet from the south side of the building or at 100 feet from the west side of the building. Discussion ensued.

Takumyo stated that Aldi's is asking the City to approve the use Spec-Brick and concrete masonry unit (CMU) proposed for the façade. Discussion ensued. She clarified that they were also requesting the City to approve the use of a metal panel behind the wall sign on the east elevation as a decorative wall finish. Chairman Venturella stated that many builders are now using materials that look like brick instead of actual brick and that he did not see a problem with this approach.

Takumyo then stated that Aldi had updated the development plans to show screening for the new trash containers. She also noted several comments from BFA stating that the City has discretion in determining if the development plan is compatible with the existing urban environment in terms of the proposed use, design, colors and materials.

Takumyo further stated that the development's civil engineer has provided updated plans in response to several comments from BFA. These include specifying dimensions for the parking spaces, providing grading for the parking lot, and providing a photometric plan. In addition, Takumyo addressed comments related to several keynotes in the plans and a comment reiterating that any signage will need additional approval. Takumyo stated Aldi's believes the proposed signs met the requirements for size and mounting height but that the colors will need to be approved.

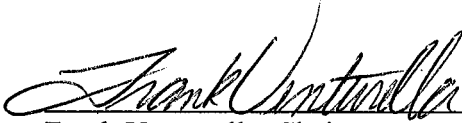
Commissioner Loesche then asked City Clerk Johnson for some clarification regarding the review letters from BFA. Discussion ensued. City Clerk Johnson apologized for any confusion in how the different rounds of engineering review and developer response were presented. He clarified that the major comments from BFA that were not subsequently addressed by the developer had to do with the building materials. Commissioner Loesche also asked if the application they were considering was a site development plan or a building application. City Clerk Johnson clarified that it was a preliminary development plan despite the use of the term "variance" in BFA's review letter.

Commissioner Loesche next asked the developer to confirm that the intention is to paint the left side of the building to match what is on the side with the new Aldi's façade. Takumyo confirmed that they would match.

Mayor Fortune moved, seconded by Chairman Venturella, to amend Section 400.130 as proposed. The motion passed on a voice vote.

ADJOURNMENT

Commissioner Loesche moved, seconded by Mayor Fortune, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 7:58 p.m.

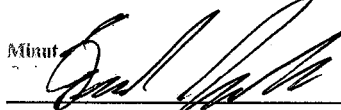


Frank Venturella, Chairman
Planning & Zoning Commission

4-27-2021

Date of Approval

ATTEST:



Frank Johnson, City Clerk