

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, JUNE 25, 2019**

The Planning and Zoning Meeting was called to order at 6:30 p.m. at Twin Oaks City Hall, 1381 Big Bend Road, Twin Oaks, Missouri. Roll call was as follows:

Members:	Frank Venturella, Chairman – yea	
	Roger Loesche, - <i>absent</i>	Dan Wheeler- yea
	Pat Kelley– <i>absent</i>	Jeff Graves – yea
	Ray Slama – yea	Craig Cwiklowski – yea
	Lisa Eisenhauer, Board Liaison - yea	Russ Fortune - yea

Also Present: Kathy A. Runge, Administrator/Clerk
Paul Rost, City Attorney

APPROVAL OF THE AGENDA

Chairman Venturella made a suggestion to add a discussion regarding “garages” under New Business. Member Graves made a motion to approve the agenda as amended, seconded by Member Slama. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Member Fortune motioned to approve the Consent Agenda consisting of the Meeting Minutes from May 28, 2019, seconded by Member Graves. Motion passed with the unanimous consent of the Commission.

OLD BUSINESS

CONTINUED REVIEW OF TITLE IV, SECTION 400 CONTINUING WITH DEFINITIONS AND BEGIN REVIEW OF ACTUAL REGULATIONS (400.090):

The Commission reviewed the definition for LOT and decided to table the discussion until the report was received from BFA showing lot lines.

The Commission also tabled discussion regarding the MASTER LANDSCAPING PLAN.

The Commission discussed the MOTOR VEHICLE ORIENTED BUSINESS (MVOB) definition. Member Slama stated that he remembered one past board member was against these types of businesses. He couldn’t recall if Commerce or Hardess had drive-throughs in their plans but he felt this definition should be removed. Member Eisenhaur added that she could not see restricting drive-throughs in general. Further discussion. Member Slama

made a motion to remove the MVOB definition and all references, seconded by Member Cwiklowski. Motion passed on a voice vote.

The Commission discussed the PARKING SPACE definition. Attorney Rost suggested adopting County's code for parking spaces. Further discussion. The Commission agreed to change "automobile" to vehicle.

The Commission tabled the discussion on PARKING PADS.

The Board discussed in detail why recreational vehicles were limited to 27 feet. Member Slama stated that he thought the reason was not to have motor homes longer than the side of a house. Member Eisenhower stated that she didn't mind a recreational vehicle on a pad as long as the vehicle did not extend into the back yard. Further discussion. Attorney Rost suggested taking out the 27 foot requirement and to deal with the length when building lines were reviewed. The Commission agreed.

The Commission discussed RESTAURANTS. Member Wheeler wanted to know if bars and taverns should be addressed. Member Cwiklowski asked about carryout businesses. Further discussion. The Commission agreed to update the RESTAURANT, DRIVE-IN OR DRIVE-THROUGH by striking "or which includes a drive-up or drive-through service." They also agreed to strike the RESTAURANT, TRADITIONAL from the definition.

The Commission briefly discussed short-term rentals. It was decided to discuss this at the next meeting.

The Commission decided to keep TURNAROUND tabled.

NEW BUSINESS

Garages: Member Venturella stated that he didn't see a problem with making a garage a "man cave" or workshop. Attorney Rost added that it would be difficult to regulate. Member Fortune stated that using a garage for living space caused people to park in the street. Member Eisenhower stated that the City had regulations for street parking such as "no parking for three days, or 72 hours for RV's, etc." Further discussion. There was no action taken by the Commission.

MISCELLANEOUS

There was nothing to discuss in miscellaneous.


ADJOURNMENT

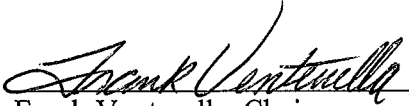
The Commission agreed to meet on July 23rd if the information was received from BFA by then.

Member Graves motioned to adjourn the meeting at 8:10 pm, seconded by Member Venturella and passed with the unanimous consent of the Commission.

Date of Approval: 7-23-19

ATTEST:


Kathy A. Runge
City Administrator/Clerk


Frank Venturella, Chairman
Planning & Zoning Commission