

**MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
TWIN OAKS, MISSOURI  
TUESDAY, May 28, 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 – yea	
	Roger Loesche, - yea	Dan Wheeler- yea
	Pat Kelley– yea	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**

Member Venturella made a motion to approve the Agenda, seconded by Member Graves. Motion passed with the unanimous consent of the Commission.

**APPROVAL OF THE CONSENT AGENDA**

Member Graves motioned to approve the Consent Agenda consisting of the Meeting Minutes from April 23, 2019, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

**CHAIRMAN AND SECRETARY APPOINTMENTS**

Member Slama stated that he felt since he and Chairman Loesche had experience in being the Chair of committees and boards, it should go to someone new. The Commission elected Frank Venturella as Chairman and Ray Slama as Secretary. Since the Mayor may serve on the P and Z Commission, Russ Fortune was added as a member.

**OLD BUSINESS**

**CONTINUED REVIEW OF TITLE IV, SECTION 400 STARTING WITH 400.080, DEFINITIONS:**

The Commission began with the HEIGHT definition. There was concerns of what “average ground level” meant. After looking at the display picture in the Municipal Code Book, the Commission felt that this could be determined. Member Cwiklowski asked why buildings

were limited to two stories. Member Loesch stated that he felt it was to keep the character of the neighborhood. Member Wheeler asked if there should be one definition for commercial height and one for residential. After further discussion, it was decided to change telecommunication towers to "communication towers" and leave the rest of the definition the same.

The sub-definitions added under HEALTHCARE USES were accepted by the Commission. There was a break-down of definitions for Health Care Facility, Medical Office, Minute Clinic, and Urgent Care Centers.

There was detailed discussion on what is a LOT. Attorney Rost pointed out by definition, a parcel rendered non-buildable by the code requirements is NOT a "lot". Also, without frontage, it is NOT a lot. Further discussion.

Attorney Rost suggested the Commission review the MASTER LANDSCAPING PLAN.

The Commission decided to review MOTOR VEHICLE ORIENTED BUSINESS (MVOB) at a later date if they felt it should be changed.

Attorney Rost had a new definition for a NON-CONFORMING USE which was accepted by the Commission.

The Commission reviewed the PARKING SPACE definition and the St. Louis County's parking dimensions chart. A shorter definition was approved.

It was decided to table PARKING PADS AND CONNECTORS for a later discussion.

The POROUS Surface was changed to "any surface" not just a driveway or parking pad.

The Commission discussed the RECREATIONAL VEHICLE definition. Member Eisenhower stated that she felt there were better definitions than what was currently there. Attorney Rost added a break-down of definitions for All-Terrain Vehicles, Recreational Off-highway Vehicles, and Utility Vehicles for the members to review. These definitions were accepted.

The Commission discussed the definition of RESTAURANT and made suggested changes. These will be reviewed next meeting.

SHORT TERM LOAN ESTABLISHMENT definition was added.

Member Wheeler asked if the Commission should define food trucks. Attorney Rost stated that the Commission could deal with it later when discussion licensing.

The Commission discussed how Airbnbs differed from a home business. Member Eisenhower stated that Airbnbs were not regulated and not taxed as there was no business done. Further discussion.

The Commission decided to review TURNAROUNDS at a later meeting.

Since the Commission could not do YARDS without the map from BFA, it was decided to start with the actual regulations (400.090) at the next meeting.

Chairman Venturella suggested the Commission review the Use Regulations for the next meeting as well.

#### **NEW BUSINESS**

There was no new business.

#### **MISCELLANEOUS**

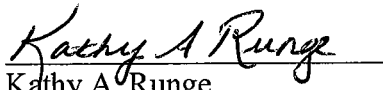
The Commission approved the work from BFA for the Area Requirement Exhibit.

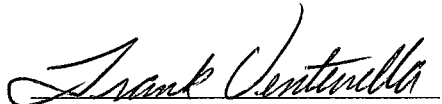
#### **ADJOURNMENT**

Member Loesche motioned to adjourn the meeting at 8:25 pm, seconded by Member Graves passed with the unanimous consent of the Commission.

Date of Approval: 6-25-19

ATTEST:

  
Kathy A. Runge  
City Administrator/Clerk

  
Frank Venturella, Chairman  
Planning & Zoning Commission