

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, JANUARY 28, 2020**

The Planning and Zoning Meeting was called to order at 6:44 p.m.

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

*arrived at 7:03 p.m.

Also Present: Paul Rost, City Attorney
Theresa Gonzales, Acting City Clerk

APPROVAL OF THE AGENDA

Member Loesche moved, seconded by Ald. Eisenhauer, to approve the Agenda. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Member Loesche moved to approve the Consent Agenda consisting of the Meeting Minutes from November 26, 2019. Ald. Eisenhauer seconded the motion and on voice vote, the motion was announced passed.

NEW BUSINESS

Consideration of Preliminary/Final Subdivision Plat for the Outlot of Big Bend Square.

Tim Breece addressed the Commission regarding the Haley Holdings Seven, LLC's application for subdivision of the 11+ acre parcel that makes up Big Bend Square. He explained that the purpose of the subdivision plat is simply to create the "outlot" that the prior development plans contemplated. The new lot will be a little over a half-acre, leaving about a 10.721 acre main lot. The Commission discussed several aspects of the subdivision with the applicant and afterword, Member Loesche moved, seconded by Member Cwiklowski to approve the preliminary plat. On voice vote, it was announced passed.

The Commission then on applicant's request considered the final plat given this was a simple subdivision. Member Slama moved, seconded by Member Loesche, to approve the Final Plat. On voice vote, the motion was announced passed.

OLD BUSINESS

Continued Review of Titles III & IV, Sections 400.090 through 400.230: Revisions to "A" Single Family Dwelling District (including consideration allowing sliding scale to area requirements of accessory buildings based on lot size) and "B" Single Family Attached Dwelling District.

The Commission discussed various items pertaining to the A and B residence districts. The Commission agreed that the \$25 application fee should be left as is and that there is no occupancy inspection related to the home occupation but rather simply an approval of the application. The code will be changed to reflect this. The Commission decided that unless otherwise provided by a building code or other regulation, the height of chimneys, rooftop mechanical appurtenances and other purely ornamental or mechanical accessories should not exceed 10% of the building height. Section 400.140 should be amended to reflect this. The 15% maximum coverage in Section 405.150 should be clarified to only apply to the principal structure and not include accessory structures. The definition of "coverage" may need to be changed. The Commission agreed to recommend removing Single Family Dwellings from Section 400.180 as an approved use in the "B" Single-Family Attached Dwelling District, but group homes will still be permitted. The Commission also recommends lowering the minimum acreage needed for a planned residential development to five (5) acres (decreased from ten (10) acres). The accessory building section is being left alone due to the church being in the B District.

Finally, "play structures" needs to be added to the list of accessory uses set forth in the definition as examples. The City Attorney will look for a general maximum height of these play structures.

The Commission will pick up with Section 400.270 "Driveway Setback, Property Line and Construction Requirements" and "C" Commercial District (Article VII), Section 400.280-340, next meeting.


MISCELLANEOUS

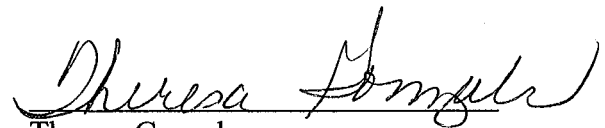
There was not miscellaneous business.

ADJOURNMENT

Member Cwiklowski moved, seconded by Ald. Eisenhower, to adjourn the meeting. Upon voice vote, the motion was announced passed. The meeting adjourned at 8:24 p.m.

ATTEST:


Frank Venturella, Chairman
Planning & Zoning Commission


Theresa Gonzales
Acting City Clerk

2-25-2020
Date of Approval