

**MEETING MINUTES OF THE  
PLANNING & ZONING COMMISSION  
TWIN OAKS, MISSOURI  
TUESDAY, NOVEMBER 26, 2019**

The Planning and Zoning Meeting was called to order at 6:35 p.m. at Twin Oaks City Hall, 1381 Big Bend Road, Twin Oaks, Missouri. Roll call was as follows:

Members:	Frank Venturella, Chairman	<table border="1"><tr><td>X</td></tr></table>	X			
X						
	Roger Loesche <sup>1</sup>	<table border="1"><tr><td>X</td></tr></table>	X	Craig Cwiklowski	<table border="1"><tr><td></td></tr></table>	
X						
	Jeff Graves	<table border="1"><tr><td>X</td></tr></table>	X	Dan Wheeler	<table border="1"><tr><td>X</td></tr></table>	X
X						
X						
	Ray Slama	<table border="1"><tr><td>X</td></tr></table>	X	Ald. Lisa Eisenhauer, Board Liaison	<table border="1"><tr><td>X</td></tr></table>	X
X						
X						
	Russ Fortune, Mayor	<table border="1"><tr><td>X</td></tr></table>	X	Dan Shea	<table border="1"><tr><td>X</td></tr></table>	X
X						
X						

Also Present: Paul Rost, City Attorney.

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE CONSENT AGENDA**

Member Slama motioned to approve the Consent Agenda consisting of the Meeting Minutes from October 22, 2019. Upon a second by Member Graves, the motion passed with the unanimous consent of the Commission.

**NEW BUSINESS**

The Commission was informed that the owner of Big Bend Square is seeking a subdivision to create an outlot for a future restaurant use.

**OLD BUSINESS**

**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 whether it was better to divide the A district into 3 or so subdistricts or to include Member Slama's proposed sliding scale for accessory buildings based on lot size. The Board looked at the size of such accessory buildings and structures vis-

---

<sup>1</sup> Arrived at 6:44 PM.

à-vis the lot sizes in the City. It was determined that roughly two-thirds of the lots in the A District were under a half acre. There were only a handful over an acre. So, most residential lots are under an acre. There was also discussion about the setbacks that should be applied to these accessory buildings and structures.

After discussion, Member Slama moved to use the following categories of lot sizes for differing sizes of accessory buildings and structures:

1.  $\frac{1}{4}$  acre (10,980 ft<sup>2</sup>) or less
2.  $\frac{1}{4}$  acre+ (10,981 ft<sup>2</sup>) to  $\frac{1}{2}$  acre (21,780 ft<sup>2</sup>)
3. Over  $\frac{1}{2}$  acre (21,781 ft<sup>2</sup>) to 1 acre (43,560 ft<sup>2</sup>)
4. More than 1 acre (43,561 ft<sup>2</sup> plus)

After receiving a second from Member Graves, the motion passed with the unanimous consent of the Commission.

After further discussion, Member Loesche moved to apply the following size restrictions to the categories of lot sizes for differing sizes of accessory buildings and structures:

Lot Size (square feet)	Maximum Cubic Feet	Maximum Height (feet)
0 to 10,980	960	12
10,981 to 21,780	1440	12
21,781 to 43,560	1960	12
>43,560	3072	12

After receiving a second from Member Slama, the motion passed with the unanimous consent of the Commission.

After further discussion, Member Loesche moved to use the following scale for setbacks for accessory buildings and structures:

Lot Size (square feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)
0 to 10,980	11	5
10,981 to 21,780	11	5
21,781 to 43,560	16.5	7.5
>43,560	22	10

After receiving a second from Member Slama, the motion passed with the unanimous consent of the Commission.


### MISCELLANEOUS

The Commission discussed having either binders with the new land use code or access to the online version to be able to add private notes.

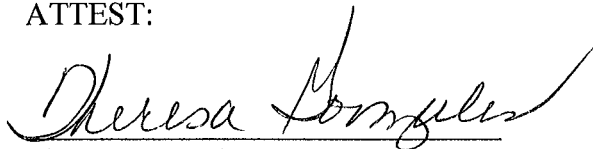
### ADJOURNMENT

Member Graves motioned to adjourn the meeting at 8:30 pm, seconded by Member Loesche and passed with the unanimous consent of the Commission.

Date of Approval: January 28, 2020

  
Frank Venturella, Chairman  
Planning & Zoning Commission

ATTEST:

  
Theresa Gonzales  
Acting City Clerk