

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, FEBRUARY 22, 2017**

The Planning and Zoning Meeting was called to order at 6:30 p.m. at Twin Oaks City Hall, 1393 Big Bend Road, Suite F, Twin Oaks, and Missouri. Roll call was as follows:

Members: Roger Loesche, Chairman - yea Dan Wheeler-yea
 Frank Venturella - yea Pat Kelley- *absent*
 Ray Slama - yea April Milne - yea
 Lisa Eisenhauer –Board Liaison - yea

Also Present: Kathy A. Runge, City Clerk/Administrator
 Paul Rost, City Attorney
 Tim Breece, Propper Construction
 Stephen Cullum, Propper Construction
 Dave Sweeney, Lewis Rice (formerly of Lathrop & Gage)
 Mark Naylor, The Roberts Group
 Carol Onest, KDG
 Gene Holtzman, Hutkin Development

APPROVAL OF THE AGENDA

Chairman Loesche made a motion to switch item 6a with 6b in Old Business, seconded by Member Slama. Motion passed with the unanimous consent of the Commission.

APPROVAL OF THE CONSENT AGENDA

Member Milne motioned to approve the Consent Agenda consisting of the Meeting Minutes from January 24, 2017 seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

OLD BUSINESS

Village of Twin Oaks (Big Bend Square) Final Development Plan:

Chairman Loesche stated that he was not going to pass judgement on the additions that came from the Board of Aldermen and was ready to approve.

Member Slama asked about the signage. Attorney Rost stated that the signage could be left out of the final development plan approval and reviewed at a later date under the sign code. Chairman Loesche asked if the signage had been presented to the Board of Aldermen. Attorney Rost stated only the monument sign. Discussion ensued. Mr. Breece stated that

they would comply with what the City required and had no problem withdrawing the signage from the package.

Chairman Loesche made a motion to approve the Big Bend Square Final Development Plan minus the signage, seconded by Member Slama. The motion passed 5-1 as follows: Chairman Loesche – yea, Members Slama-yea, Eisenhauer-nay, Milne-yea, Wheeler-yea, Venturella-yea.

An application on behalf of Regions Bank for an Amended Preliminary Development Plan for property known and numbered as 1141 Meramec Station Road, Lot 3 of the Twin Oaks Center subdivision, pursuant to Section 400.320 of the Twin Oaks Zoning Code:

Mr. Naylor reviewed the bullet points he had received from the Commission from the January meeting:

1. Relocate the proposed ingress/egress to the north-south Twin Oaks Center internal drive (shown on the west property line) to north property line to access the east-west internal drive. **DONE.** *Chairman Loesche stated that he was pleased this had been changed as it was of great concern to the Commission.*
2. Discuss with DESCO alternatives for the intersection including striping, traffic islands, traffic control signage, etc., to help improve the traffic flow at the intersection of the north-south and east-west Twin Oaks Center internal drives. *Mr. Naylor stated he had spoken with Franklin Sears of DESCO as requested. He relayed that DESCO's response was they had not had complaints and therefore felt it was not necessary at this time.*
3. Remove chain link fence along retaining wall in right of way on the north side of Big Bend Road and replace with ornamental fencing matching that on the Walgreens Site. **AGREED.**
4. Install ornamental lamp posts along south property line matching Big Bend-141 intersection meeting Twin Oaks specifications (Holophane, Washington Post with LED bulbs) and using same spacing as the intersection and dedicated to Twin Oaks to power and maintain. **AGREED.**
5. Signage Plan:
 - a. Sign Colors. Section 410.050 (A)(1)(d) – “Colors: Not more than three (3); white letters on black background or black letters on white background when illuminated.” – Applicant’s proposed white letters with green background on the illuminated sign(s) is contrary to the sign code. Applicant will need to either revise or submit a statement of need requesting a modification from the sign code requirements for color. See also, Resolution #26, Section 1(b). *Modified to allow one (1) Monument Sign to have white letters with*

green background as depicted in the Regions Bank Sign Package of the Preliminary Development Plan application.

b. Sign Height, Monument Sign. Section 410.050 (A)(1)(d) – “Maximum height: Sign shall not exceed five (5) feet in height.” The definition of “height” is the “vertical distance above the ground level of the finished grade measured immediately below the sign and measured to the highest point of the sign.” A “sign” includes the “sign structure, sign supports, lighting system and any attachments, ornaments or appurtenances.” Therefore, this sign (6’ 7-11/16”) exceeds the height limits. Applicant will need to either revise or submit a statement of need requesting a modification from the sign code requirements. *Modified to allow one (1) Monument Sign to have a height of up to 6’ 8” as depicted in the Regions Bank Sign Package of the Preliminary Development Plan application.*

6. Provide rendering of (or actual photographs of a similar) proposed water quality feature. **DONE**
7. Provide list of locations of comparable Regions Bank buildings. **DONE.**
8. Provide calculation of green space (open space). **60%**
9. Sheet C1.0, General Note #4 shall be corrected to reflect the true owner of the Property. **DONE**

Mr. Naylor pointed out that they had reduced the amount of green aluminum on the outside panels of the building to mimic the ratio of the panels to the night deposit box.

Member Eisenhauer stated she had visited the Arnold location and she felt the color scheme would not conform to the City’s code and it could be a sticking point when it went to the Board of Aldermen. Member Venturella stated that the color scheme was Region’s “branding”. Member Milne stated that she felt the City’s sign code was very restrictive. Discussion ensued.

Resolution No. 17-01: A Resolution of the Planning and Zoning Commission of Twin Oaks Amending Resolution No. 20 and Recommending Approval of an Amended Preliminary Development Plan.

Chairman Loesche made a motion to accept Resolution 17-1 of the Planning and Zoning Commission with agreed to changes, seconded by Member Milne. The motion passed 6-0 as follows: Chairman Loesche – yea, Members Slama-yea, Eisenhauer-yea, Milne-yea, Wheeler-yea, Venturella-yea.

NEW BUSINESS

Villages of Twin Oaks (Big Bend Square) Lot Consolidation Plat:

Attorney Rost explained the purpose of the lot consolidation. Member Slama motioned to accept the plat drawing as submitted, seconded by Member Eisenhower. The motion passed 6-0 as follows: Chairman Loeshe – yea, Members Slama-yea, Eisenhower-yea, Milne-yea, Wheeler-yea, Venturella-yea.

Amendment to Section 400.380 “Conditional Uses” to remove the requirement for a Conditional Use Permit for “public buildings” owned or operated by the City of Twin Oaks:

Attorney Rost explained the purpose of the recommended change to the ordinance. Member Eisenhower motioned to accept the removal of the requirement for Conditional Use Permis with regard to public buildings owned or operated by the City of Twin Oaks, seconded by Member Wheeler. The motion passed 6-0 as follows: Chairman Loeshe – yea, Members Slama-yea, Eisenhower-yea, Milne-yea, Wheeler-yea, Venturella-yea.

MISCELLANEOUS

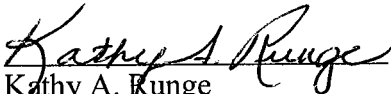
There was no miscellaneous items to discuss.

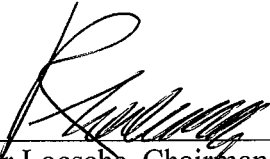
ADJOURNMENT

Member Eisenhower motioned to adjourn the meeting at 7:40 pm, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

Date of Approval: 3-28-17

ATTEST:


Kathy A. Runge
City Administrator/Clerk



Roger Loesche, Chairman
Planning & Zoning Commission