

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, MISSOURI
TUESDAY, NOVEMBER 27, 2018**

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:	Roger Loesche, Chairman - yea	Dan Wheeler-yea
	Frank Venturella - yea	Pat Kelley- yea
	Ray Slama - yea	Jeff Graves - yea
	Lisa Eisenhower, Board Liaison - yea	Craig Cwiklowski – yea

Also Present: Kathy A. Runge, Administrator/Clerk
Paul Rost, City Attorney
Ray Frankenberg, Tiffany Meyer, BFA
Tim Breece, Steve Cullum, Dave Sweeney, representing Haley Holdings, LLC

Chairman Loesche introduced new member, Craig Cwiklowski, and welcomed him to the P and Z Commission.

APPROVAL OF THE AGENDA

Member Slama asked that an item 6b, Meeting Dates, be added under New Business and 7a, Review Title IV, be added under Miscellaneous. Member Venturella made a motion approve the Agenda as amended, 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 August 28th, 2018, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

NEW BUSINESS

Consideration of Application by Haley Holdings Seven LLC for an amendment to the Final Development Plan of a property known as and numbered as 1310-1366 Big Bend Square Shopping Center and the Villages of Twin Oaks.

Chairman Loesche suggested reviewing the 36 changes received from BFA, line by line. As the Commission moved down the page, clarification of some line items were discussed by the Commission and answered by Tim Breece.

Chairman Loesche discussed the light intensity in the development vs. Big Bend lighting. He stated that according to the photometric plan, these should match. He asked the Commission if having a difference in intensity was okay with them. Discussion ensued. The Commission agreed

the lights inside the development could stay at a lower intensity – the exception being the two lights by Commerce Bank which should match the Big Bend lights.

Member Eisenhauer brought up that the Big Bend lights were to match the intersection in fixtures and lumens. Member Slama stated that he thought it was fixtures only. Attorney Rost stated the ordinance passed states that it is fixtures and lumens. It was explained by Tiffany Meyer that the intersection lights were retrofitted from the old bulb technology to LED. She stated that, though the lumens were similar, the shield within the fixture cast the light differently. Discussion ensued.

Chairman Loesche made a motion to accept the Amended Final Development plan by noting that additional lumens be increased for the two fixtures by Commerce Bank, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

Meeting Dates: Chairman Loesche stated that the Commission is slated to meet on the third Tuesday of the month but it seemed to vary. He asked if the Commission would prefer the 4th Tuesday of the month. The Commission agreed to go to the 4th Tuesday at 6:30 p.m.

MISCELLANEOUS


Review Title IV: Chairman Loesche stated that the last time the Commission was slated to meet for code review, there was a level of disinterest. Discussion ensued. The Commission decided to start review of Title IV, Chapter 400 on January 22nd.

ADJOURNMENT

Member Graves motioned to adjourn the meeting at 8:05 pm, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

Date of Approval: 1-22-19

ATTEST:


Kathy A. Runge
City Administrator/Clerk


Roger Loesche, Chairman
Planning & Zoning Commission