

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, ST. LOUIS COUNTY, MISSOURI
TUESDAY, OCTOBER 25, 2016**

The Planning and Zoning Meeting was called to order at 6:32 p.m. in the Lecture Hall at Twin Oaks Presbyterian Church. Roll call was as follows:

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

Also Present: Kathy A. Runge, Village Clerk/Administrator
 Paul Rost, Village Attorney
 Tim Breece, President, Propper Construction
 Arturo Vidaurri, Director, Propper Construction
 Paul Stefanski, Project Architect, Zwick and Gandt
 Joel Gandt, Principal, Zwick and Gandt
 Keith Kramer, Owner, Keith Kramer Assoc. Inc.
 Eric Fischer, Project Engineer, Stock & Associates
 Dustin Reichmann, Manager, Traffic Engineer, Lochmueller Group
 John King, Attorney, Lathrop & Gage
 Stephen Cullum, Consultant, Propper Construction Services

APPROVAL OF THE AGENDA

Chairman Loesche asked for a motion to approve the agenda. Member Venturella made the motion to approve the agenda seconded by Member Milne. 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 September 27, 2016, seconded Member Milne. Motion passed with the unanimous consent of the Commission.

OLD BUSINESS

- A. Consideration of Application by Haley Holdings Seven LLC for Rezoning of property known and numbered as 1310-1366 Big Bend Square Shopping Center from “C” Commercial to a Mixed Use Planned Development (“PD-MxD”) pursuant to Article IX “PD-Planned Development District” of the Twin Oaks Zoning Code and approval of a Preliminary Development Plan submitted thereunder.**

B. Consideration of Application by Haley Holdings Seven LLC for a Conditional Use Permit pursuant to §400.390 of the Twin Oaks Zoning Code for property known and numbered as 1310-1366 Big Bend Square Shopping Center to allow Apartments as a permitted use on the Property.

Mr. Breece reviewed the development with the P and Z members. Among the highlights of the development, would be a facelift of the current retail center with widened sidewalks, increased storefront height, environmental improvements such as lighting and security, employee parking behind the strip mall, and improved traffic flow in and out of the center. He added that the stormwater went to the park pond (not the church's detention area) and the water would be treated and filtered according to MSD standards.

Keith Kramer, Real Estate Appraiser, shared the Projected Real Estate Tax Revenue and Projected Sales Tax Revenues with the Commission. He estimated that around 13 children would be attending the Valley Park Schools based on the most recent census. Detailed discussion ensued.

Mr. Breece concluded by saying that Haley Holdings, LLC was not asking for a TDD, tax incentives, or TIFS – that the investment was totally based on revenues.

Mr. Breece stated he would like to address the questions that had been presented to him from the Commission.

Traffic: Dustin Reichmann, traffic engineer, stated that the County did not require a traffic study but they proceeded with one anyway. He stated that County only addressed the closing of the curb cut at the northwest entrance. He stated that there could be additional delays on Big Bend but felt they would be within the threshold. He stated that a mixed use development generated less traffic than a big box store like Schnucks. He added that the 141 bottleneck was already being addressed (by a different project) which could also alleviate traffic issues.

Chairman Loesche stated he had watched the traffic patterns on Big Bend for 20 years and it was already busy at rush hour. His concern was that the development would be adding a lot of new cars and the traffic would be significantly impacted. Detailed discussion regarding traffic flow in and out of Big Bend Square.

After hearing concerns, Mr. Breece stated that they would look into exiting to Meremac Station Rd. behind the retail strip and would be willing to install any signage required.

Pedestrian Issues: Chairman Loesche stated that the development was walkable within the complex but not across the street to Schnucks, Shop N Save or Walgreens. Member Kelley stated that the current layout did not connect the development to the rest of the Village. Mr. Breece stated that the development had their own park and connectivity to Twin Oaks Park

had not been considered. He added that constructing a pedestrian bridge was out of their jurisdiction. Discussion ensued regarding easier access to the centers across Big Bend.

Member Milne asked if the fence on Big Bend would be replaced. Mr. Breece agreed it was unsightly and would be considered for replacement.

Crime: Mr. Breece stated that residents would be screened by income, credit checks, previous residency (back 3 years), and criminal background checks within the fair housing laws. Chairman Loesche asked if there were other ways to proactively minimize crime besides higher clientele such as security guards, cameras, etc. Mr. Breece stated that criminal background checks have worked well in their other developments. He also stated there would be enhanced lighting inside corridors that could only be entered with a secure building “fob”, and would be professionally managed. Discussion ensued.

It was asked if they felt the development could bring the rents they were anticipating. Mr. Breece stated that the national trend was that home ownership was declining. He added that St. Louis had a small market that was underserved.

Height of the Development: Mr. Breece addressed the height concerns. He stated that the top of the building was only 8 feet taller than Walgreens. He stated that Big Bend was elevated and the building would basically be “sitting in a hole”. He pointed out that the building would be lower than the other surrounding buildings such as First Bank and Schnucks. Discussion ensued.

Construction Process: Mr. Breece addressed the construction process. He stated that the development would be completed in segments while the retailers would be kept open. He stated that safety was #1 and there would be a full-time construction manager on site at all times. He stated that the segments would be 1) demolition 2) retail reface 3) new construction. He added that the curb cut would be allowed until the end of the project, then cut off. He added that it was their desire to remove all the construction from the front first. When asked about the environmental issues when demolishing the Schnucks store, he stated they were limited with some asbestos abatement.

Chairman Loesche asked what would protect the residents if the project was abandoned. Mr. Breece stated that the lender required a completion guarantee and loan guarantee. He stated that the penalties were severe if not compliant.

Parking: Member Eisenhauer expressed her concerns about parking. Mr. Cullum stated that their numbers were based on St. Louis County’s requirements, Village ordinances and national rates thereby coming to 599 spaces. Member Eisenhauer stated that there was no such thing as a “1/2” car (as the plans showed 1.5 cars per unit). She stated that most couples, even in 1 bedroom units, could have two cars. Her concern was that parking could be taken away from retail customers. Mr. Kramer stated that the demographics showed that one bedrooms usually had one person. Discussion ensued.

Reserve Fund: Mr. Breece stated there would be a reserve fund set up with a percent of gross income for future capital improvements. He added that the fund would stay with the property.

Siding Warranty: Mr. Breece stated there would be a substantial amount of brick on the building. He did not see the warranty of materials to be a problem.

Mr. Breece stated that 15 more feet would be added to the existing retail facades. He stated that the fencing would be of high quality vinyl or wood, the light height would be 15' 6" with similar fixtures going into the development as was on the Big Bend/141 interchange. He added that they were exploring solar parking lot lighting and rooftop solar as well.

Member Slama asked if they would be responsible for the bio retention maintenance. Mr. Breece stated that MSD required it and the development would maintain it.

Member Kelley asked about the out lot. Mr. Breece stated that they were expecting substantial return after marketing that spot. He also stated that they were negotiating the purchase of the empty PNC building.

Chairman Loesche asked if the Commission was ready for the next step or needed more information for their recommendation. Member Eisenhauer stated though she received good information, she was not ready and needed further discussion. Discussion ensued. It was decided to table the decision until the P and Z Commission could meet at a work session on November 7, 6:30, at the Village Office.

NEW BUSINESS

There was no new business to discuss.

MISCELLANEOUS

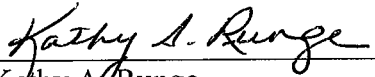
There was no miscellaneous subjects to discuss.

ADJOURNMENT

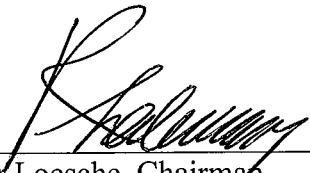
Member Milne motioned to adjourn the meeting at 9:05 pm, seconded by Member Venturella. Motion passed with the unanimous consent of the Commission.

Date of Approval: 1-24-17

ATTEST:



Kathy A. Runge
Village Administrator/Clerk



Roger Loesche, Chairman
Planning & Zoning Commission