

**MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
TWIN OAKS, ST. LOUIS COUNTY, MISSOURI
TUESDAY, SEPTEMBER 27, 2016**

The Planning and Zoning Meeting was called to order at 6:30 p.m. in the Lecture Hall at Twin Oaks Presbyterian Church. The Pledge of Allegiance was recited. Roll call was as follows:

Members: Roger Loesche, Chairman-yea Dan Wheeler-yea
 Frank Venturella-yea Pat Kelley – *arrived 7:40 p.m.*
 Ray Slama – yea April Milne-yea
 Lisa Eisenhower –Board Liaison

Also Present: Kathy A. Runge, Village Clerk/Administrator
 Paul Rost, Village Attorney
 Tim Breece from Propper and various business associates.

APPROVAL OF THE AGENDA

Chairman Loesche stated he would like to add two items to the agenda under New Business: a) Comments from the Developer and b) Comments from Citizens before the current “a and b”. Chairman Loesche made the motion to amend the agenda seconded by Member Slama. 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 of August 16, 2016, seconded Member Eisenhaur. Motion passed with the unanimous consent of the Commission.

Chairman Loesche welcomed new member, April Milne, to the Commission.

OLD BUSINESS

Consideration of Application by JVR Enterprises for issuance of a Special Business Permit for 810 Meramec Station Road pursuant to the Special Business Permit Procedure, §400.175 of the Twin Oaks Zoning Code.

Chairman Loesche stated that the Special Business Permit procedure was discussed in great detail at the August 16th meeting and he asked if the Commission was ready to vote. Member Wheeler made a motion to approve the Special Business Permit for JVR Enterprises, seconded by Member Eisenhower. Motion passed with the unanimous consent of the Commission. The item will now be sent to the Board of Trustees.

NEW BUSINESS

Developer Comments: Chairman Loesche turned the floor over to Tim Breece of Proper Construction.

Mr. Breece introduced his associates which included his architects from Zwank and Gandt, attorney John King, Eric Fisher, civil engineer, and others. He gave an overview of the development. Among the highlights he shared, was the addition of \$17,000 square feet of retail space, re-facing the current retail units, covered parking, a fitness room and swimming pool. He stated that the goal was to create a “premier mixed-use facility” with a town square-feel and walkability. Mr. Paul Stefanski, of Zwick + Gandt Architecture, spoke more to the details and features of the development.

Resident Comments: Chairman Loesche opened the floor for questions from the citizens in attendance:

Q: Resident asked what Proper’s previous experience had been working with Villages the size of Twin Oaks and their thought about doubling the population.

A: Mr. Breece stated that the size of Twin Oaks was unique. He stated that he had experience with retail and mixed use developments in larger municipalities. He added that Proper wanted to pay special attention to detail and wanted to really listen the Village’s wants. He did not make comment to the increase in population as he had not had experience with this type of situation in the past.

Q: Resident asked if the possibility of having 400 people plus in the apartments would make the number of cars overwhelming.

A: Mr. Breece stated that a traffic study had been done. He stated that the former Schnucks created more traffic than what would most likely come from the apartments because of the walkability of the complex. [the resident pointed out that the majority of traffic would be at 8 a.m. and 5 p.m. versus in and out all day].

Q: Resident asked what the statistics would be of people in the 1, 2, and 3 bedroom units.

A: Mr. Breece stated there was an average of 1.5 people per unit paying \$1.80 to \$1.90 per square foot. He added that the tenants would need a strong income to occupy. He stated that he felt the apartments would appeal to 55+ individuals who were downsizing and groups of 30-35 year olds professionally employed. Joel Gant, Zwick + Gant, gave the following break-down:

64.8% in 1 bedroom units	142 units	600-850 square feet (average 730 sq. feet).
31.5% in 2 bedroom units	69 units	975-1225 square feet (average 1100 sq. feet)
3.7% in 3 bedroom units	8 units	1375 square feet (all units)

599 parking spaces: 330 resident parking and 269 retail spaces

Mr. Breece continued by saying that there would not be any cross-sharing of parking between apartments and retail even though it is sometimes allowed by County (of 20%).

Q: Resident asked what the vetting process would be for tenants.

A: Mr. Breece stated they would have to follow the guidelines of the Fair Housing Laws.

Q: Resident asked for details regarding the brick and stone on the outside of the structure.

A: Mr. Gandt guaranteed that the materials would be of high quality.

Q: Pastor Bob Stewart, Twin Oaks Presbyterian Church, asked how the water run-off would affect the current detention pond on the church's property.

A: Civil Engineer, Eric Fisher, explained that there would be intermediate outlets on the parking lot that would flow into a water treatment area behind the development (Ann Avenue). He stated that they were required by MSD to include the latest requirements for water retention and he did not believe the upgrades would adversely affect the church's retention pond on the other side of Hwy 141. Mr. Breece added that he felt with the additional green space and the water improvements MSD required, the water quality would be improved immensely,

Q: Resident asked what if the building could not be filled.

A: Mr. Breece stated that the market studies were good and there was an increase of people now renting. He added that this was a national shift across the United States. He added if the rents would begin to decline, they would look at other properties they owned for incentives to attract renters.

Q: Resident asked if the current retail would still exist and if there would be any new retail.

A: Mr. Breece stated that they had already met with the current retail owners and everyone was on board. He stated that the appeal to the complex was the walkability to services. He stated that they were hoping to get similar services and a restaurant at the end-cap of the new building.

Q: Resident asked if they would consider condos for part of the floors.

A: Mr. Breece stated that condos created complexities for financing because banks required "pre-financing". He added that this option was not being considered.

Q: Resident asked if they were worried about lower rents.

A: Mr. Breece stated this was not their plan at all. He felt they were providing a superior product. He stated they would be building what doesn't exist in the area.

Q: Member Eisenhaur asked if there was a similar complex that was "working."

A: Mr. Breece stated that the complex off of Manchester in Town and Country, named Alinia, was up and running. He stated that the first building was occupied before the other two were completed.

Q: Member Wheeler asked if any changes would be made to the entrance of the development.

A: Mr. Breece stated nothing except fresh asphalt. He added that the curb cut would closed at the southwest corner.

Member Kelly arrived at 7:40 p.m.

Q: Member Milne asked if they anticipated school age children and had they considered the impact on the school district.

A: Mr. Breece stated there could be some but not a lot. He added that the 3 bedroom units were only 10% of the building.

Q: Resident asked if the top floor could be eliminated.

A: Mr. Breece stated that it would not be economically feasible.

Q: Member Eisenhower asked if there were any other complexes they could look at besides Town and Country that had been occupied longer.

A: Mr. Breece stated the Brahma Hills Apartments on Mexico Road and Hwy K. He added that it was just apartments, no retail.

Q: Member Slama asked if Proper would remain the owners.

A: Mr. Breece stated that it was their desire to be long term owners. He stated that the financing was coming from a family trust.

Q: Member Slama asked if there were any restrictions on exterior parking with regard to boats, trailer, dumpsters, etc.

A: Mr. Breece replied that this would be regulated very strongly.

Attorney Rost stated that there would be deed restrictions/indentures created by the Village.

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.

Chairman Loesche stated that there were two mechanical things to consider. He stated without approval of A there is no B. Discussion ensued. It was decided to postpone the vote on items A and B until the next meeting.

Next meeting was set for October 25, 2016 at 6:30 p.m.

MISCELLANEOUS

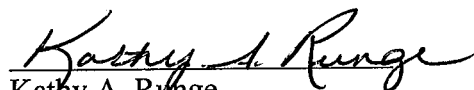
There was no miscellaneous subjects to discuss.

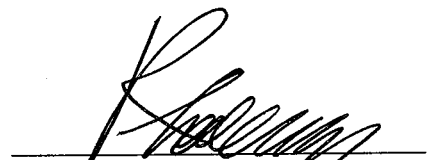
ADJOURNMENT

With no further discussion, Member Slama motioned to adjourn the meeting at 8:10 pm, seconded by Member Eisenhauer. Motion passed with the unanimous consent of the Commission.

Date of Approval: 10-25-2016

ATTEST:


Kathy A. Runge
Village Administrator/Clerk


Roger Loesche, Chairman
Planning & Zoning Commission