

**Planning Commission Meeting
Wednesday April 4, 2012, 5:30 P.M
1015 Locust St. – 12th Floor Brd Rm.**

Minutes

Commissioners Present: Richard Bradley, Susan Stauder, Dave Visintainer, Dan Jay, Ald. Fred Wessels, Ivy Pinkston, Patrick Brown, Ald. Terry Kennedy, By phone: Ted Spaid

Commissioners Absent: Tom Shepard (3 Commission vacancies)

Staff Present: Don Roe, Daffney Moore, Roman Kordal, Dick Zerega, Pamela Salata, Don Taylor, Betsy Bradley

Counsel Present: David Meyer, City Counselor's Office

Guests: Win Reed, John , Bill Laskowsky, Joe Klitzing, Ald. Phyllis Young, Ald. Scott Oglivie, Bill Kuehling, Katie Jones, Dan Krasnoff, Mary Hart Burton

5:40 PM - Don Roe opened the meeting with a quorum.

Chairman Stauder asked for a motion on the minutes from the March 7, 2012 meeting. Ald. Wessels moved to approve; 2nd by Commissioner Bradley. All eight (8) Commissioners present voted to approve. Ald. Kennedy, Ald. Wessels, Richard Bradley, Susan Stauder, Dave Visintainer, Dan Jay, Ted Spaid, Denise Peeples.

Don Roe addressed the Commissioners and explained the items that previously were deferred at the request of the applicant are now being withdrawn from consideration by the Planning Commission. The items were to convene a Public Hearing on Amendment #2 to the Plan for the Neighborhoods of the 5th Ward and then vote on changes to that Plan, and a rezoning item, both in the 5th Ward Neighborhood Area.

5:47 Commissioner Patrick Brown arrived.

Roman Kordal presented PDA-067-12-REZ (1712, 1714, 1716 N. 14th St and 1713, 1715 N. 13th) for sites in the Old North St. Louis Neighborhood. Discussion followed with questions asked by Commissioners and answered by Joe Klitzing and Bill Laskowsky. Bill Laskowsky also provided an update regarding the overall Northside Regeneration project. Motion to approve made by Commissioner Brown; second by Commissioner Visintainer. All nine (9) Commissioners present voted in favor; Ald. Kennedy, Ald. Wessels, Richard Bradley, Susan Stauder, Dave Visintainer, Dan Jay, Ted Spaid, Denise Peeples, Patrick Brown.

Roman Kordal presented PDA-034-12-REZ Soulard Scattered Sites. Discussion followed with Ald. Phyllis Young responding to questions as to notification of residents in this procedure. Commissioner Brown moved to approve; 2nd by Commissioner Visintainer. All nine (9) voted in favor; Ald. Kennedy, Ald. Wessels, Richard Bradley, Susan Stauder, Dave Visintainer, Dan Jay, Ted Spaid, Denise Peeples, Patrick Brown.

Daffney Moore presented PDA-036-12-REZ Forest Park Hospital Site by Saint Louis Zoo. Discussion followed. Mr. Win Reed representing the developer answered questions. Commissioner Brown moved to approve; 2nd by Commissioner Visintainer. Seven (7) commissioners voted in favor: Ald. Kennedy, Ald. Wessels, Richard Bradley, Susan Stauder, Dave Visintainer, Denise Peeples, Patrick Brown. Two (2) (Dan Jay, Ted Spaid) abstained.

6:31 Ald. Fred Wessels left meeting.

7:00 Commissioner Brown left meeting.

Roman Kordal presented PDA-035-12-ZTX Proposed Amendment of Zoning Code Regarding Enabling Legislation for Form Based Zoning – Citywide. Roman Kordal presented the draft resolution and background about Form Based Zoning, following up on presentations from prior meetings. Commissioners Jay and Visintainer asked questions regarding details of the draft legislation; about the method to initiate development-driven legislation; about the nature of this evening's vote and whether here would be only one standard or if each area will be customized; and about the size of the overlay areas and about how multiple land uses would be incorporated; and Don Roe responded that those are topics still under review. The Commissioners asked about the nature of overlay zoning relative to existing land use restrictions, and Don Roe explained that, as an example, in the Central West End the new provisions would only apply to new construction and for existing buildings the current zoning will still apply. Chair Stauder asked about the relationship with neighborhood plans. Don Roe responded that Form-Based Zoning is a tool to implement the vision of what neighborhoods want to look like, and so neighborhood input will be included and outreach will take place. Commissioner Jay moved to approve the direction being taken by the Staff and requested that they return to the Planning Commission at a future meeting for final approval after obtaining further input from other City departments; 2nd by Ald. Kennedy. All seven (7) commissioners voted in favor; Ald. Kennedy, Dan Jay, Richard Bradley, Susan Stauder, Dave Visintainer, Ted Spaid, Denise Peeples.

Dick Zerega presented PDA-037-12-TOP North Riverfront Commercial Corridor Land Use Plan – Approval to Conduct a Presentation and Public Hearing at a Future Meeting. Motion to approve made by Commissioner Visintainer; 2nd by Commissioner Bradley. All seven (7) commissioners voted in favor; Ald. Kennedy, Dan Jay, Richard Bradley, Susan Stauder, Dave Visintainer, Ted Spaid, Denise Peeples.

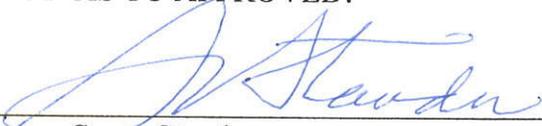
On behalf of the Preservation Board, Betsy Bradley presented a Report on the establishment of three new Preservation Review Districts proposed by the Preservation Board: PDA-038-12-PRD (Ward 14); PDA-039-12-PRD (Ward 18); PDA-040-12-PRD

(Ward 22). Commissioner Jay moved to accept the Report; 2nd by Commissioner Visintainer. All seven (7) commissioners voted in favor; Ald. Kennedy, Dan Jay, Richard Bradley, Susan Stauder, Dave Visintainer, Ted Spaid, Denise Peoples.

Chairman Stauder entertained a motion to adjourn.

Commissioner Bradley moved to adjourn the meeting; Commissioner Visintainer 2nd the motion. Upon unanimous approval of the Commissioners, meeting was adjourned.

ATTEST AS TO APPROVED:



Chairman Susan Stauder

April 4, 2012

