

Planning Commission Meeting
Wednesday, November 7, 2012 5:30 P.M
1520 Market St – Suite 2000 Board Room

Minutes

Commissioners Present: Richard Bradley, Dave Visintainer, Susan Stauder, Ald. Lyda Krewson, Dan Jay, Ivy Pinkston, Patrick Brown, Ted Spaid

Commissioners Absent: Tom Shepard, Ald. Kennedy
(3 Commission vacancies)

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

Counsel Present: David Meyer, City Counselor's Office

Guests: Ryan Davis, Brad Walken, Doug Bruns, Paul Boyer, Craig Schmid, Andy Carter, Chris L. Olive, Bill Pietroforgo, Mary Burton, Dennis Lower, Larry Marks, Jeff Schwartz, Maria Stoica, B. Jason West, Miesha Billups, Sara Henderson, Ariana Cooper, Mary Ann Lazard

5:36 PM Don Roe opened the meeting with a quorum.

Don Roe addressed the Commissioners and informed Chairman Stauder there was a quorum present.

Chairman Stauder asked for a motion on the minutes from the October 10, 2012 meeting. Commissioner Jay moved to approve; 2nd by Commissioner Brown. All eight (8) Commissioners voted to approve by roll call vote: Ald. Krewson, Ted Spaid, Dan Jay, Ivy Pinkston, Patrick Brown, Susan Stauder, Dave Visintainer and Richard Bradley.

Don Roe made remarks about the City of St. Louis Sustainability Plan to be presented at this time and introduced Roman Kordal, who provided a brief overview and then introduced Ms. Catherine Werner, City Sustainability Director, to present an overview of the Plan. Ms Werner presented a power point including the schedule and history of the Plan, background on how it was developed, an overview of the seven functional categories of the Plan, an explanation of the dynamics of the Plan and the way it can be used as a practical document. Ms. Werner also answered questions from the Commissioners.

Immediately following Ms. Werner's presentation, Chairman Stauder opened the Public Hearing and Comment portion of the meeting. The first person to speak was Craig Schmid, who provided specific suggestions and comments on a portion of the Plan and indicated that he would submit a full set of his suggestions and comments in writing at a later time. Ryan Davis also provided comments. He indicated that he attended the Washington University Sustainable Cities Conference, and he believes the City has a real potential. He supports the idea of a land lab encouraging sustainable building on vacant properties. He indicated there is economic potential related to utilizing land in environmentally friendly and sustainable ways, which can transform the city and the region. Business and academia should work together on solutions. Envisions St. Louis becoming like a Portland Oregon in the midwest, and attract young entrepreneurs and business to the area that want to be a part of this huge potential. He urged Commissioners to support and participate within their capacity.

Chairman Stauder asked if anyone else was present wanting to speak. No one responded, and the Public Hearing portion was closed. Chairman Stauder reminded everyone the Comment period would remain open until November 14, 2012 and comment forms were available at the meeting, or comments could be sent in alternative formats including submission via website at www.stlouis-mo.gov/sustainability/plan/comments.cfm, by fax to (314) 613-7014, or by mail to St. Louis Planning & Urban Design Agency at 1520 Market St., Suite 2000, The Abrams Building, St. Louis, MO 63103. The Plan will be taken up for a vote at the regularly scheduled December 5, 2012 Planning Commission meeting.

The Commission then took a ten-minute recess.

Daffney Moore presented PDA-127-12-REZ – 3100-18 N. Kingshighway – Rezone F and B to B. Request to combine parcels and bring them under the same designation. Commissioner Spaid moved to approve; 2nd by Commissioner Bradley. Discussion followed. All eight (8) Commissioners voted to approve by roll call vote: Ted Spaid, Dan Jay, Ivy Pinkston, Patrick Brown, Susan Stauder, Dave Visintainer, Ald. Krewson, and Richard Bradley. The item was approved.

Daffney Moore presented PDA-138-12-REZ – 3522 Utah, 3521, 3523 and 3529-41 McKean – Request to combine parcel and bring them under the same designation to conform with the current and future usage of the parcels. Commissioner Brown moved to approve; 2nd Commissioner Pinkston. Discussion followed. Previous roll was requested and seconded. Hearing no objections to the previous roll, the item was approved.

Daffney Moore presented PDA-139-12-REZ – 5012, 5014 and 5016 Enright – Request to rezone from C to F to conform with the proposed usage of the parcels. Discussion followed. Previous roll was requested and seconded. Hearing no objections to the previous roll, the item was approved.

Don Roe introduced the next item for the meeting. Amendment #10 of The Strategic Land Use Plan (SLUP) of the City of St. Louis Comprehensive Plan. He indicated there will be three components to be discussed by the following staff:

- 1) Roman Kordal -- Area 1: St. Louis Innovation District (CORTEX District);
- 2) Don Roe -- Area 2: Proposed Metro Link Station between the Grand & CWE Stations;
- 3) Dick Zerega -- Areas 3-10: Scattered Sites for the annual SLUP map update

Roman Kordal addressed the Commissioners briefly about the CORTEX District and then introduced Dennis Lower, the President and CEO of CORTEX. Mr. Lower presented a detailed and comprehensive presentation on past, present and future development he envisions accomplishing and answered Commissioner questions.

Don Roe presented his Proposed Metro Link Station item which directly correlates with the CORTEX Plan.

The Commissioners were asked if the next presentation could be a brief example of the third listing of items. Then the vote would be taken at the December 2012 meeting.

Dick Zerega presented a brief description for Item #10-3 as a representation of these types of updates to the SLUP.

Chairman Stauder asked if there were any persons interested in speaking now relative to the SLUP at this meeting. Hearing none, the Public Hearing portion for this item was closed. The Chairman reminded all in attendance that the comment period would remain open until November 14, 2012.

Other business for this meeting:

The delegated items were addressed

Don Roe indicating the delegated items on the Agenda and his availability to discuss any after this meeting.

Chairman Stauder asked for a motion to adjourn. Motion made by Commissioner Brown; 2nd by Commissioner Pinkston. Hearing no objection, the meeting adjourned at 7:50 PM.



Susan Stauder, Chairman

/pss