

Planning Commission Meeting
Wednesday October 10, 2012 5:30 P.M
1520 Market St – Suite 2000 Board Room
Minutes

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

Commissioners Absent: Ted Spaid, Tom Shepard
(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: Bill Kuehling, Dan Krasnoff, Jon Gideas, Matt Schindler, Brian Pratt

5:32 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 September 5, 2012 and September 27 work session meetings. Commissioner Jay moved to approve; 2nd by Ald. Wessels. All seven (7) Commissioners voted to approve by roll call vote: Ald. Fred Wessels, Dan Jay, Ivy Pinkston, Patrick Brown, Susan Stauder, Dave Visintainer and Richard Bradley.

5:35 Ald. Terry Kennedy arrived.

Daffney Moore presented PDA-119-12-REZ – 5924 Clayton – Rezone F to G. Request to combine parcels and bring them under the same designation. Proposed car dealership to build on the consolidated parcels at this site. Commissioner Pinkston moved to approve; 2nd by Commissioner Jay. All eight (8) Commissioners voted to approve by roll call vote: Ald. Fred Wessels, Ald. Kennedy, Dan Jay, Ivy Pinkston, Patrick Brown, Susan Stauder, Dave Visintainer and Richard Bradley.

Daffney Moore presented PDA-085-12-RDM – 6901 McKissock Area – Chapter 99 Blighting Study and Redevelopment Plan (Amended Plan) – North Riverfront Neighborhood. The resolution is to affirm the original Chapter 99 and add six properties. Commissioner Bradley moved to approve; 2nd Commissioner Brown.

Discussion followed. A roll call vote was requested. Ald. Wessels, Ald. Kennedy, Commissioners Stauder, Visintainer, Bradley, Pinkston, Brown voted to approve. Commissioner Jay voted no. The item was approved.

6:20 Ald. Kennedy left meeting.

Roman Kordal presented PDA-100-12-FBD Initiation of the proposed Central West End Form Based Code for the area. He addressed the work session with the Commissioners held on September 27, 2012 to fully present this item; Indicating if they had any questions while he was presenting this review of the item he would address them. Also in attendance were Bill Kuehling of Polsinelli Shughart and Dan Krasnoff, Executive Director of Park Central Development Corporation, partners in the proposed FBD. In addition to Mr. Kordal both Mr. Kuehling and Mr. Krasnoff answered questions from the Planning Commissioners. Commissioner Brown moved to approve; 2nd by Commissioner Visintainer. Discussion followed. Commissioners Brown, Visintainer, Jay, Stauder, Bradley voted to approve. Commissioner Pinkston abstained. Ald. Wessels voted Pass. The item was approved.

Mr. Dick Zerega gave an overview of the MX Signage Plan Overlay District - Downtown Neighborhood. The presentation incorporated proposed signs, permitted signs and non permitted signs.

6:45 Ald. Wessels left meeting.

Don Roe addressed the Commissioners for the need to conduct a presentation and Public Hearing for the Strategic Land Use Plan Amendment #10, to incorporate the annual update and some prospective changes. Also the City of St. Louis Sustainability Plan will be introduced and a Public Hearing and open comment period will be determined at the November 7, 2012 meeting. The City of St. Louis Sustainability Plan Draft was handed out to the Commissioners. There will also be a copy placed at the St. Louis Pubic Library locations for the length of the comment period.

Other business for this meeting:

The delegated items were addressed with concerns for the amount of tax abatement. Mr. Roe reminded the Commissioners the determination for tax abatement is not under the purview of the Planning Commission but the Land Clearance for Redevelopment Authority and it is a governed under State statute.

Chairman Jay asked for a motion to adjourn. Motion made by Commissioner Brown; 2nd by Commissioner Pinkston. Hearing no objection, the meeting adjourned at 7:10 PM.



Susan Stauder, Chairman

/pss