

**Planning Commission Meeting  
Wednesday, January 9, 2013 5:30 P.M  
1520 Market St – Suite 2000 Conf Room B**

**Minutes**

Commissioners Present: Richard Bradley, Susan Stauder, Ald. Lyda Krewson, Denise Peeples, Patrick Brown, Tom Shepard (by phone) Ted Spaid, Dan Jay

Commissioners Absent: Dave Visintainer, Ald. Kennedy  
(3 Commission vacancies)

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

Counsel Present: David Meyer

Guests: Pat Boehler, Bob Elkan, Ald. Cohen, Barbara Birkicht (City Counselor's Office), Catherine Werner, Bob Lordi, Dennis Bergovic, Rob Orr

5:39 PM Don Roe opened the meeting and informed Chairman Stauder there was a quorum present.

Chairman Stauder asked for a motion on the minutes from the December 5, 2012 Plan Commission meeting. Commissioner Bradley moved to approve; 2<sup>nd</sup> by Commissioner Peeples. There were no changes and a roll call vote was taken. The minutes were approved. Commissioner Bradley, Peeples, Brown, Spaid, Stauder, Shepard, and Krewson voted to approve.

Dick Zerega presented PDA-001-13-ZTX – Proposed Amendment of Zoning Code – Convenience Store Definition & Conditional Use – Citywide. There was a discussion and questions that were answered by Don Roe, Bob Lordi (zoning official), Barbara Birkicht (city counselor's office) and Ald. Shane Cohen who sponsored the Bill at the Board of Aldermen. A motion to approve was made by Commissioner Bradley; 2<sup>nd</sup> by Commissioner Spaid. Previous roll was requested and there was no objection to using previous roll; the item was approved.

Roman Kordal presented PDA-002-13-REZ – 1523, 1525, 1529 Bacon which proposed to consolidate parcels to (G) zoning to allow construction of two commercial buildings with parking. Pat Boehler and Bob Elkan (the developers) were available to answer questions. Motion to approve made by Commissioner Spaid; 2<sup>nd</sup> by Ald. Krewson. Previous roll was requested and there was no objection to using previous roll; the item was approved.

Item #5 was removed from the agenda.

6:19 Commissioner Dan Jay arrived.

Dick Zerega and Betsy Bradley (Cultural Resource Director) presented PDA-004-13-HDL – Revised Central West End Historic District Standards and PDA-005-13-HDL – 41XX-43XX Lindell Historic District Standards both of which are in the Central West End Neighborhood. Discussion followed. Item PDA-004-13-HDL was voted on first with a Motion to approve made by Commissioner Bradley; 2<sup>nd</sup> by Commissioner Jay. All eight (8) voted to approve. Commissioners Bradley, Peeples, Brown, Spaid, Stauder, Jay, Shepard, and Krewson. PDA-005-13-HDL was then voted on with Commissioner Jay making a motion to approve; 2<sup>nd</sup> by Commissioner Brown. Previous roll was requested and there was no objection to using previous roll; the item was approved.

Don Roe made remarks about the City of St. Louis Sustainability Plan which was presented at the November 2012 meeting and introduced Roman Kordal who briefly explained that the staff had processed the comments and proceeded to make final edits to this Plan as instructed by this Planning Commission and tonight asked for a vote on the Plan. Commissioner Patrick Brown made the motion to approve; 2<sup>nd</sup> by Commissioner Spaid. All eight (8) voted to approve. Commissioners Bradley, Peeples, Brown, Spaid, Stauder, Jay, Shepard, and Krewson voted to approve. The City of St. Louis Sustainability Plan was adopted as a Topical Plan for the City of St. Louis.

Dick Zerega introduced PDA-037-12-TOP – North Riverfront Commerce Corridor (NRCC) Land Use Plan for Adoption. Rob Orr from St. Louis Development Corporation was in attendance to answer any questions. Motion to approve made by Commissioner Patrick Brown; 2<sup>nd</sup> Commissioner Peeples. Discussion followed. Previous roll was requested and there was no objection to using previous roll; the item was approved. The North Riverfront Commerce Corridor (NRCC) Land Use Plan was adopted as a Topical Plan for the City of St. Louis.

Other business for this meeting:

There being no new business to be discussed at 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; All presented seconded, the meeting adjourned at 7:10 PM.



Susan Stauder, Chairman

/pss