

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, November 8, 2017 at 5:30 P.M.
1520 Market St. – Suite 2000 – Conference Room B

Commissioners Present: Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Ald. Shane Cohn, Tracy Boaz (via telephone), Earl Strauther, Randy Vines

Commissioners Absent: Denise Peeples, Mary Ries
(Four Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Michelle Carter, Dan Krasnoff (Cultural Resources Office), Don Taylor; Mary Hart Burton (via telephone), Michael Visintainer, Terrill Eiland and Dylan Mosier (Zoning), Becky Wright (City Counselor’s Office)

Counsel Present: David Meyer, City Counselor’s Office

Guests: Abdul Abdullah, Matt Green, David Wilson, Michael Burns, Rick Bonasch

At 5:45 p.m., Mr. Roe addressed the Commissioners, and informed the Commission that a quorum was present and due to the retirement of Chair Visintainer, a permanent chair is required. Patrick Brown moved to appoint Earl Strauther as chair of the Commission and Alderman Boyd seconded. The motion passed with a roll call vote with all the Commissioners (Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines) voting aye.

Chair Strauther called the meeting to order and asked for a motion on the minutes from the October 4, 2017 regular session meeting. Ald. Cohn moved to approve; Commissioner Brown seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

The Commission first took up item 5, *PDA-076-17-REZ- 2505 N. Sarah Street –Rezone by Petition- Rezone “C”/”F” to “C”- The Ville Neighborhood (CB 3666)* Roman Kordal presented the resolution. Rick Bonasch on behalf of the redeveloper was present and answered questions from the Commission regarding the design of the project. Patrick Brown moved to approve the resolution and Ald. Cohn seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

The Commission next took up item 3, *PDA-035-17-FBD – Establishment of Forest Park Southeast Form-Based District-Forest Park Southeast, Midtown and Botanical Neighborhoods (Multiple CBs)*. Roman Kordal presented the resolution and summarized the history and standards in the draft district standards. In conjunction with Mr. Green, he explained that the use requirements in the form-based code will be triggered by an occupancy permit application,

unlike the version of the form-based code in the Central West End, and answered other questions from the Commission regarding the use of the standards and tables. Mr. Kordal added that thoroughfare standards and street calming materials are not part of this district's provisions. Mr. Green noted that policies are being considered regarding this aspect by the neighborhood but have not yet been finalized. Members of the Zoning staff explained further details about the existing review process in contrast with how the review would take place under the proposed district. Neighborhood equity and construction of projects not addressed directly by the district provisions were also discussed. Patrick Brown moved to approve the resolution and Randy Vines seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

Next the Commission took up item 4, *PDA-036-17-SUD – Revocation of The Grove Commercial Area Special Use District-Forest Park Southeast, Midtown and Botanical Heights Neighborhoods (Multiple CBs)*. Roman Kordal presented the resolution. Patrick Brown moved to approve the resolution, and Randy Vines seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

The Commission took up item 6, *PDA-088-17-ZTX- Zoning Text Change – Citywide Discontinuance of City Plat & Petition process and corresponding change to a variety of Land Uses as Uses by Right, Conditional Uses and Prohibited uses under the Zoning Code*. Don Roe presented the resolution. Rebecca Wright and Terrill Eiland provided further explanation of the bills to be introduced and answered questions from the Commissioners regarding the effect of the proposed amendments to the zoning code. Patrick Brown moved to approve the resolution and Alderman Cohn seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

The Commission next took up item 7, *PDA-087-17-RDR – 1020 Union Ave/5251 Cates St. - Academy Neighborhood (CB 4848)*. Roman Kordal presented the resolution. Patrick Brown moved to approve, Alderman Boyd seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Ald. Cohn, Tracy Boaz, Earl Strauther, Randy Vines.

Don Roe notified the Commission that another determination by the Preservation Board that had been affirmed by the Planning Commission has been affirmed by the circuit court. He reviewed the street vacation items that had been delegated to him for approval and indicated he was available to discuss the other items on the list of items delegated to him for approval. Going forward, Mr. Roe suggested that streets that are being vacated that involve traffic and actual pavement may come to the Commission for a vote, though "paper" streets will continue to be reviewed by him.

Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commission Brown and seconded by Alderman Boyd. Hearing no objection, the meeting adjourned at 7:23 PM.


Earl Strauther, Chair 12/6/17