

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, December 6, 2017 at 5:30 P.M.
1520 Market St. – Suite 2000 – Conference Room B

Commissioners Present: Chair Earl Strauther, Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Tracy Boaz, Denise Peeples, Randy Vines

Commissioners Absent: Mary Ries, Ald. Shane Cohn
(Four Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Michelle Carter, Don Taylor; Terrill Eiland (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Sam Bauer, Jassen Johnson, Dick Zerega, Jay Watson III

At 5:35 p.m., Mr. Roe addressed the Commissioners, and informed the Commission that a quorum was present.

Chair Strauther called the meeting to order and asked for a motion on the minutes from the November 8, 2017 regular session meeting. Commissioner Brown moved to approve; Commissioner Bradley seconded. The motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Randy Vines, Earl Strauther.

The Commission first took up item 3, *PDA-090-17-REZ – 3306 Wisconsin Ave. – Rezone "C" to "F" - Benton Park Neighborhood (CB 1532)*. Roman Kordal presented the resolution. Sam Bauer on behalf of the petitioner was present and answered questions from the Commission regarding the project. Commissioner Bradley moved to approve the resolution and Commissioner Boaz seconded. Previous roll was requested, and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Randy Vines, Earl Strauther.

Next the Commission took up item 5, *PDA-092-17-RDM – Locust St./Jefferson Ave. Redevelopment Area (Downtown West & Midtown Neighborhoods) – LCRA #2249 (Multiple City Blocks)*. Roman Kordal presented the resolution. Jassen Johnson on behalf of the redeveloper was present and provided an overview of the project and answered questions from the Commission. Patrick Brown moved to approve the resolution, and Tracy Boaz seconded. Previous roll was requested, and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Randy Vines, Earl Strauther.

The Commission next took up item 4, *PDA-096-17-SUD – The NGA Protection and Enhancement Zone Special Use District (SUD) in the St. Louis Place, JeffVanderLou, Old North*

St. Louis, Hyde Park, Carr Square and Downtown West Neighborhoods of the Third, Fifth and Nineteenth Wards). Don Roe presented the resolution and Jay Watson provided additional details about the project. Dick Zerega summarized the purpose and regulatory provisions of the special use district. Mr. Roe noted that modifying TIF regulations or the Chapter 99 redevelopment plan would also provide additional means of regulating inappropriate uses. Patrick Brown moved to approve the resolution and Tracy Boaz seconded. Previous roll was requested and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Randy Vines, Earl Strauther.

The Commission took up item 6, *PDA-093-17-RDM – 7500-18 South Broadway – Patch Neighborhood (CB 3084)*. Don Roe presented the resolution. Commissioner Bradley moved to approve the resolution and Commissioner Boaz seconded. Previous roll was requested, and the motion passed with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Randy Vines, Earl Strauther.

Mr. Roe brought the pending street vacation request in City Block 3919 to the Commissioners' attention. The vacation entailed a portion of the sidewalk on Forest Park Avenue for a hotel project supported by the Midtown Redevelopment Corporation. The Commission had no objection to Mr. Roe proceeding under his delegated authority to approve it.

Mr. Roe also drew the Board's attention to some of the efforts pending in the midtown region including a competition for a greenway linkage from Forest Park to downtown.

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 6:35 p.m.


Earl Strauther, Chair