

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, December 5, 2018 at 5:30 P.M.
1520 Market St. – Suite 2000 – Conference Room B

Commissioners Present: Earl Strauther, Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Jake Banton, Randy Vines, Nicole Young

Commissioners Absent: Ald. Shane Cohn, Mary Ries, Tracy Boaz
(Two Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Michelle Carter, Don Taylor, Cecilia Dvorak; Dan Krasnoff (Cultural Resources)

Counsel Present: David Meyer, City Counselor's Office

Guests: Alderman Scott Ogilvie, Ted Spaid, Jacque Lumsden, Shawn Leight, Steve Cavin, Doug Burge, Todd Sutton, Liza Farr, Dan Buschmeyer, Patrick Cerutti

At 5:37, Don 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 7, 2018 regular session. Commissioner Brown moved to approve; Commissioner Vines seconded. The motion passed by roll call vote and passed with the following commissioners voting yes: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, and Nicole Young; Chair Strauther abstained.

The Commission took up item 3, *PDA-073-18-TOP – A topical plan for the Clifton Park in the Clifton Heights Neighborhood Clifton Heights Neighborhood (CB 4797)*. Don Roe introduced Ted Spaid, who consulted on the project. Mr. Spaid provided an overview of Clifton Park, the plan, how the public engagement process was incorporated into the development of the plan, and substantive recommendations in the plan. Alderman Boyd inquired why no perimeter walkway was suggested, and Mr. Spaid explained that the topography did not support it and there are a number of sidewalks already present.

Alderman Ogilvie suggested that a master plan was ideal for this location to avoid a series of piecemeal projects, and the public process was designed to get maximum community engagement. Certain areas needed additional engagement and this process enabled that engagement. Implementation will depend upon engagement between the alderman and the Parks department on how to proceed.

At 6:08 Chair Strauther asked for a motion to open the public hearing. Commissioner Brown moved to open the hearing and Commissioner Banton seconded. The motion passed by roll call

vote with all Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

Doug Burge expressed his support for the process and encouraged passage of the plan.

Steve Cavin also expressed his support for the process and encouraged passage of the plan. He noted that the plan needs to remain a working plan and that earlier plans sometimes were not realistic.

As no further members of the public desired to speak, Alderman Boyd moved to close the public hearing, and Commissioner Peeples seconded. Previous roll was requested, and the motion passed by roll call vote with all Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

Don Roe noted that public notice of the hearing had been issued, comments were solicited, and none were received through that method.

Next, the Commission took up item 5, *PDA-073-18-TOP – A topical plan for the Clifton Park in the Clifton Heights Neighborhood Clifton Heights Neighborhood (CB 4797)* Don Roe presented the resolution, and indicated that the staff recommends approval of the resolution and adoption of the plan as a topical plan. Alderman Ogilvie provided additional details about how the plan may be implemented through City processes and under City budgeting. Commissioner Brown moved to approve the resolution as presented, and Commissioner Vines seconded. The motion passed by roll call vote with all Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

The Commission took up item 4, *Downtown St. Louis Transportation Study Topical Plan – Downtown, Downtown West, Carr Square and Columbus Square Neighborhood (Multiple CB's)*. Don Roe introduced the item. He introduced Jacque Lumsden, accompanied by Shawn Leight, both consultants with CBB who developed the plan, presented an overview of the plan and its purpose. She outlined the public outreach process and the priorities and goals that emerged from studies and public input, such as the hierarchy of transit modes and policy recommendations. Ms. Lumsden and Mr. Leight answered questions from the Commissioners regarding the decision-making process on how priorities were established.

Chair Strauther asked for a motion to open the public hearing at 7:03. Commissioner Vines moved to open the public hearing, and Commissioner Brown seconded. Previous roll was requested and the motion passed with all present voting yes: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young, and Chair Strauther.

Alderman Ogilvie discussed a multimodal planning organization (the National Association of City Transportation Officials, or NACTO). Commissioner Bradley explained how the plan will be used by the City, as a road map for CMAQ, STP and other grants and setting priorities. As no

further members of the public desired to speak, Commissioner Peeples moved to close the public hearing at 7:08, and Alderman Boyd seconded. Previous roll was requested, and the motion passed by roll call vote with all Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

Don Roe noted that public notice of the hearing had been issued, comments were solicited, and none were received through that method.

Next, the Commission took up item 6, *PDA-074-18-TOP – Downtown St. Louis Transportation Study Topical Plan – Downtown, Downtown West, Carr Square and Columbus Square Neighborhoods (Multiple CB's)*. Don Roe presented the resolution. He noted that staff has worked with the consultants who prepared the plan to ensure any City concerns had been incorporated. Commissioner Brown moved to approve the resolution as submitted, and Commissioner Vines seconded. The motion passed by roll call vote with all Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

Following a five minute break, the Commission took up item 7, *PDA-071-18-HDL – Lafayette Square Local Historic District Standards – Lafayette Square Neighborhood (Multiple CB's)*. Don Roe explained the process underway regarding potential development in the northern part of Lafayette Square. Dan Krasnoff presented the resolution. Alderman Boyd left the meeting at 7:21. Mr. Krasnoff noted that the revised standards are designed to cover future development beyond the currently proposed project. Commissioner Bradley moved to approve the resolution as submitted, and Commissioner Vines seconded. The motion passed the following Commissioners voting yes: Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young, and Chair Strauther. Jake Banton voted no.

Next, the Commission took up item 8, *PDA-155-04-CMP – A request for permission to bring the Strategic Land Use Plan updates to the Planning Commission for Public Hearing – Multiple Neighborhoods (Multiple CB's)*. Roman Kordal presented the resolution. He explained that this update will be a general update covering sites throughout the city. Commissioner Vines moved to approve the resolution as submitted, and Commissioner Brown seconded. The motion passed with all present voting yes: Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther.

Don Roe noted that delegated items had been addressed but he and Cecilia Dvorak were available for questions.

Mr. Roe also noted that on December 19, an item will be presented to the Board of Estimate and Apportionment to increase the Planning and Urban Design budget by \$1.6 million.

Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commissioner Bradley and seconded by Commissioner Banton. Hearing no objection, the meeting adjourned at 7:39 p.m.



Earl Strauther, Chair