

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, April 3, 2019 at 5:30 P.M.**  
**1520 Market St. – Suite 2000 – Conference Room B**

Commissioners Present: Earl Strauther, Alderman Jeffrey Boyd, Alderman Shane Cohn, Rich Bradley, Tracy Boaz, Steve Conway, Denise Peeples, Jake Banton, Randy Vines; Nicole Young (via telephone)

Commissioners Absent: Mary Ries  
(Two Commission vacancies)

Staff Present: Don Roe, Cecilia Dvorak, Michelle Carter, Don Taylor, Roman Kordal; Mary Hart Burton, Dylan Mosier (Zoning)

Counsel Present: David Meyer, City Counselor's Office; Becky Wright, City Counselor's Office

Guests: Michele Duffe, Jonathan Davis, Post Dispatch reporter, Carmen, Alfredo

At 5:30, Don Roe addressed the Commissioners, and informed the Commission that a quorum was present. Commissioner Boaz arrived at 5:33.

Chair Strauther called the meeting to order and asked for a motion on the minutes from the March 6, 2019 regular session. Commissioner Banton moved to approve; Commissioner Vines seconded. The motion passed by roll call vote and passed with the following commissioners voting yes: Alderman Boyd, Jake Banton, Denise Peeples, Randy Vines, Nicole Young, and Chair Earl Strauther. Commissioners Bradley and Conway abstained.

The Commission took up item 3, *PDA-028-19-REZ – Rezoning by Petition – 3614 & 3616 Cote Brillante Ave. – JeffVanderLou Neighborhood (CB 1880)*. Cecilia Dvorak presented the resolution. The location of the building set back from the street with parking was discussed. Commissioner Banton, Commissioner Vines and Alderman Boyd encouraged further focus on an urban site plan. Commissioner Bradley moved to approve the resolution, and Commissioner Conway seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Tracy Boaz, Richard Bradley, Steve Conway, Denise Peeples, Nicole Young, and Chair Earl Strauther. Commissioners Banton and Vines voted nay.

The Commission took up item 4, *PDA-030-19-REZ – Rezoning by Petition – 1500-1504 Salisbury Street – Hyde Park Neighborhood (CB 1179)*. Roman Kordal presented the resolution. Michele Duffe presented additional background about the site. Commissioner Vines moved to approve the resolution, and Alderman Boyd seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Jake Banton, Tracy Boaz, Richard Bradley, Steve Conway, Denise Peeples, Randy Vines, Nicole Young, and Chair Earl Strauther.

Commissioner Conway moved to reconsider item 3, and Alderman Boyd seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Tracy Boaz, Richard Bradley, Denise Peeples, Randy Vines, Nicole Young, and Chair Earl Strauther. Commissioners Banton voted nay. Commissioner Conway moved to approve item 3, and Alderman Boyd seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Tracy Boaz, Richard Bradley, Steve Conway, Denise Peeples, Randy Vines, Nicole Young, and Chair Earl Strauther. Commissioners Banton voted nay.

The Commission took up item 5, *PDA-029-19-ZTX – Zoning Text Change – Citywide – A Text Amendment to Ensure New Regulations to Protect the Health, Safety, and General Welfare of the City of St. Louis While in Compliance with State Amendment 2 Regarding Medical Marijuana*. Cecilia Dvorak presented the resolution. Alderman Cohn arrived at 6:05. Explicit prohibition of medical marijuana facilities immediately adjacent to the state-specified prohibited locations (schools, day care, churches) regardless of zoning was discussed. Commissioner Banton also discussed a concern that the frontages could be blacked-out windows due to the prohibition of visible items from the street. Ms. Wright provided additional information regarding distinctions between dispensaries and testing facilities. She also provided further background about the state process being promulgated. Commissioner Conway moved to approve the resolution, and Commissioner Boaz seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Tracy Boaz, Richard Bradley, Steve Conway, Denise Peeples, Randy Vines, and Chair Earl Strauther. Commissioner Young abstained and Alderman Cohn and Commissioner Banton indicated they were present.

Don Roe noted that delegated items had been addressed but he was available for questions. Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commissioner Conway and seconded by Commissioner Bradley. Hearing no objection, the meeting adjourned at 6:52 p.m.



Earl Strauther, Chair