

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Tuesday, October 8, 2019 at 5:30 P.M.**  
**1520 Market St. – Suite 2000 – Conference Room B**

Commissioners Present: Chair Earl Strauther, Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young

Commissioners Absent: Alderman Shane Cohn, Mary Ries, Randy Vines  
(Two Commission vacancies)

Staff Present: Don Roe, Cecilia Dvorak, Roman Kordal, Michelle Carter; Mary Hart Burton (Zoning); Jan Cameron (CRO); Dale Ruthsatz (SLDC)

Counsel Present: David Meyer, City Counselor's Office

Guests: Noe Gonzalez, Elkin Kistner, Chris Pagano, Garrick Hamilton, Becky Toney, Derek Onstott, Mark Kelly, Matt Marschke, Mark Rubin, David Cadle, Todd El, Gary Parker, D. Ironsel, David Edwards, Ebony Washington

At 5:38, Chair Strauther 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 September 4, 2019 regular session. Commissioner Bradley moved to approve; Commissioner Boaz seconded. The motion passed by roll call vote and passed with the following commissioners voting aye: Earl Strauther, Jake Banton, Tracy Boaz, Rich Bradley, Denise Peeples. Alderman Jeffrey Boyd, Stephen Conway and Nicole Young abstained.

The Commission took up item 3, *PDA-070-19-REZ – 423 Lynch St– Rezoning by petition from "K" Unrestricted to "J" Industrial Zoning District – Kosciusko (CB 761)*. Roman Kordal presented the item. Following discussion, Commissioner Boaz moved to approve the resolution, and Commissioner Young seconded. The motion passed by roll call vote with the following Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther.

The Commission took up item 4, *PDA-075-19-REZ– 2190 Forest Ave, 6847, 6849, 6845 & 2156-58 Bruno Ave – Rezoning by petition from "A" Single-Family to "C" Multiple-Family Dwelling District – Franz Park (CB 4625.04)*. Roman Kordal presented the item. Mark Kelly on behalf of the petitioner explained that the front doors of the Forest Ave.-facing units will face outward and the rears of the buildings will face an interior drive. He further stated that the proposed density of the development project was appropriate for the site. Following discussion, Commissioner Banton moved to approve the resolution and Commissioner Boaz seconded. Previous roll was requested and the resolution passed with the following Commissioners voting

aye: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther.

The Commission took up item 5, *PDA-067-19-RDR– 4545-4559 Laclede Ave – Central West End (CB 3892)*. Cecilia Dvorak presented the resolution. Garrick Hamilton and Mark Rubin responded to questions from the Commissioners. He clarified the site is occupied, and explained how the project is TOD. The redevelopers and Mr. Ruthsatz elaborated regarding the blighted nature of the property. Commissioner Banton expressed his concern that the property will remove a property that has affordable housing and replacing it with a property that will have much higher rents. Mr. Roe noted that the area is subject to form-based code provisions, and the redeveloper added that those provisions have driven costs higher, and higher rents are needed to cover those costs. He noted that two tax-paying, occupied buildings are being blighted, and using tax incentives to build a new building to replace two functioning buildings, and that is poor policy. The redeveloper stated that relocation plans will be put in place when the project commences. Commissioner Young added that the projects appears to be further away from a transit stop than typical TOD developments would support. Commissioner Boaz questioned whether the building would draw existing residents from nearby buildings and lead to nearby decline, and the redeveloper responded that other developments they have undertaken have not generally led to that impact based on their market analysis. Alderman Boyd expressed his concern with the removal of affordable units (200) for this project. He wondered whether additional abatement would allow some affordable housing on the project. Chair Strauther also noted the more general problem that this project moves the Central West End further away from the idea of affordable housing near workplaces. Following discussion, Commissioner Conway moved to approve the resolution, and Commissioner Bradley seconded. The motion passed with the following Commissioners voting aye: Alderman Jeffrey Boyd, Tracy Boaz, Rich Bradley, Stephen Conway. Jake Banton, Denise Peeples, and Nicole Young voted nay, and Earl Strauther abstained.

The Commission took up item 6, *PDA-068-19-RDR– Evans Ave/Newstead Ave/Pendleton Ave Scattered Sites – Vandeventer (CB 3726)*. Roman Kordal presented the resolution. A few Commissioners commended Ranken Community Development Corporation, the prospective developer, for its ongoing work in building affordable single-family buildings in close proximity to Ranken Technical College's campus. Following discussion, Alderman Boyd moved to approve the resolution, and Commissioner Boaz seconded. The motion passed by roll call vote with the following Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther.

The Commission took up item 7, *PDA-069-19-RDM– Goodfellow/West Florissant Ave Scattered Sites– Northpointe (CB 9105)*. Roman Kordal presented the resolution. Following discussion among the Commissioners, Commissioner Boaz moved to approve the resolution, and Commissioner Banton seconded. Previous roll was requested, and the motion passed with the following Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther.

The Commission took up item 8, *PDA- 071-19-PRS- 3243 Indiana Ave- Benton Park (CB 1521)*. Don Roe presented the resolution. Jan Cameron briefly provided additional background about the property and its status. Following discussion among the Commissioners, Commissioner Bradley moved to decline to take up the matter for review, and Commissioner Boaz seconded. The motion passed with the following Commissioners voting aye: Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther.

The Commission took up item 9, *PDA-072-19-PRS- 5633 Botanical Ave – The Hill (CB 4048)*. Don Roe presented the resolution. Jan Cameron explained that the structure was older than others around it, and it is different from others around it. Following discussion among the Commissioners, Commissioner Conway moved to take up the matter for review, and Commissioner Peeples seconded. The motion passed by roll call vote with the following Commissioners voting aye: Rich Bradley, Stephen Conway, Denise Peeples, Nicole Young, Earl Strauther. Alderman Jeffrey Boyd, Jake Banton, Tracy Boaz voted nay.

Don Roe noted the tabled item would remain on the table, and perhaps a policy would be proposed in the future to clarify that items tabled after a certain length of time would be deemed expired.

Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commissioner Conway and seconded by Alderman Boaz. Hearing no objection, the meeting adjourned at 7:26 p.m.



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Earl Strauther, Chair