

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, January 8, 2020 at 5:30 P.M.
1520 Market St. – Suite 2000 – Conference Room B

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

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

Staff Present: Don Roe, Cecilia Dvorak, Roman Kordal, Don Taylor, Michelle Carter; Dale Ruthsatz (SLDC)

Counsel Present: David Meyer, City Counselor's Office

Guests: Michael Powers, Bill Kuehling, Larry Marks, Chris DeVolder, Clay Matheson, Brian Pratt

At 5:31, 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 December 4, 2019 regular session. Commissioner Bradley moved to approve; Alderman Boyd seconded. The motion passed by roll call vote and passed with the following commissioners voting aye: Alderman Boyd, Jake Banton, Rich Bradley, Steve Conway, Denise Peeples and Chair Strauther; Randy Vines and Nicole Young abstained.

The Commission took up item 3, *PDA-001-20-RDR – La saison scattered sites area – Peabody Darst Webbe Neighborhood (CB 475)*. Roman Kordal presented the item. Michael Powers on behalf of Habitat for Humanity Saint Louis, the redeveloper, provided additional information about the project. Tracy Boaz arrived during discussion of this item. Following discussion and questions from the Commissioners, Commissioner Boaz moved to approve the resolution, and Commissioner Bradley seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Steve Conway, Denise Peeples, Randy Vines, Nicole Young and Chair Earl Strauther.

The Commission took up item 4, *PDA-002-20-RDM – 4500-4540 Swan Ave and 1305 & 1305R South Taylor Ave – Forest Park Southeast Neighborhood (CB 5048)*. Roman Kordal presented the item. Brian Pratt on behalf of Green Street St. Louis, the redeveloper, provided further background about the project, including the proposed infrastructure improvements in the Redevelopment Area and adjacent blocks located outside of the Redevelopment Area, and answered questions from the Commissioners including the variances that will be sought from the Forest Park Southeast Form-Based District provisions. Following discussion, Alderman Boyd moved to approve the resolution and Commissioner Boaz seconded. Previous roll was

requested, and hearing no objection, the motion passed by roll call vote with the following Commissioners voting aye: Alderman Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Steve Conway, Denise Peoples, Randy Vines, Nicole Young and Chair Earl Strauther.

The Commission took up item 5, *PDA-003-20-RDM – 5311-6123 & 5302-6122 Dr. Martin Luther King Drive Area – Hamilton Heights & Wells Goodfellow Neighborhoods (Multiple)*. Roman Kordal presented the resolution. He noted that the plan before the Commission is a draft, and that the Planning department staff is working with SLDC to incorporate additional development and urban design regulations stemming from principles outlined in the MLK Drive Strategic Planning Report, a Saint Louis Great Streets Initiative, including building heights, setbacks and streetscapes. Alderman Boyd noted that he is abstaining from this item throughout the process. It was noted that Board Bill #177, which includes the draft Redevelopment Plan, would need to be amended to include the revised Redevelopment Plan in order to proceed through the legislative process. Following discussion, Commissioner Boaz moved to approve the resolution, and Commissioner Banton seconded. The motion passed with the following Commissioners voting aye: Jake Banton, Tracy Boaz, Rich Bradley, Steve Conway, Denise Peoples, Randy Vines, Nicole Young and Chair Earl Strauther; Alderman Boyd abstained.

The Commission took up item 6, *PDA-006-20-BLT – Soccer Stadium Redevelopment Area – Downtown West Neighborhood (CB 89)*. Cecilia Dvorak presented the item. Bill Kuehling and Larry Marks on behalf of the development team responded to questions regarding the nature of the blight, and noted that a majority of the site is being abandoned by the Missouri Department of Transportation in an unusable condition. 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 Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Steve Conway, Denise Peoples, Randy Vines, Nicole Young and Chair Earl Strauther. Following the vote, Mr. DeVolder from HOK on behalf of the development team presented depictions of the proposed district. Also following the vote, Commissioner Conway left the meeting. Don Roe noted that two additional plans impact the redevelopment area. The Downtown Development Action Plan and the St. Louis Gateway Mall Master Plan, which were previously adopted by the Commission, will need to be considered for modification at the next regular meeting.

The Commission took up item 7, *PDA-072-19-PRS – 5633 Botanical Ave– The Hill (CB 4048.02)*. Commissioner Bradley moved to table this item until the regular March meeting, and Commissioner Vines seconded. The motion passed by roll call vote with the following Commissioners voting aye: Alderman Boyd, Jake Banton, Tracy Boaz, Rich Bradley, Denise Peoples, Randy Vines, Nicole Young and Chair Earl Strauther.

Mr. Roe noted 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 Alderman Boyd and seconded by Commissioner Banton. Hearing no objection, the meeting adjourned at 7:24 p.m.



Earl Strauther, Chair