

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, February 1, 2017 at 5:30 P.M
1520 Market St. – Suite 2000 – Conference Room “B”

Commissioners Present: Rich Bradley, Patrick Brown, Denise Peoples, Tracy Boaz, Ametra Harris, Earl Strauther, Don Roe (for Ald. Lyda Krewson)

Commissioners Absent: Chair Dave Visintainer, Ald. Jeffrey Boyd, Ald. Lyda Krewson,
PERSON APPOINTED BY ALDERMAN REED
(3 Commission vacancies)

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

Counsel Present: David Meyer, City Counselor’s Office

Guests: Brandon Harp, Josh Udelhofen, Matt Hoffman, Ken Nuernberger

At 5:43 p.m., Director Don Roe addressed the Commissioners and informed the Commission that a quorum was present and Chair Visintainer was unavailable to attend the meeting. He also noted that he was acting as Alderwoman Krewson’s delegated representative for the evening. Commissioner Bradley moved to appoint Commissioner Strauther as Chair for the meeting, and Commissioner Boaz seconded the motion, which was approved by unanimous consent.

Chair Strauther called the meeting to order and asked for a motion on the minutes from the January 4, 2017 meeting. Commissioner Boaz moved to approve; Commissioner Peoples seconded. The motion passed by roll call vote with four Commissioners voting aye (Bradley, Peoples, Boaz, Harris) and three abstentions (Brown, Roe, Strauther).

The Commission took up item 3, *PDA-009-17-REZ – 6510 Mitchell Ave – Rezone “B”/”J” to “G” – Franz Park Neighborhood (CB 4616)*. Roman Kordal reviewed the action being proposed by the Resolution. Brandon Harp presented further details about the proposed project. It was noted that Alderman Ogilvie had not yet submitted a letter of support. Mr. Harp discussed various options suggested by the Alderman, and added that the Alderman had informed him and his client that the specific use was acceptable but the Alderman still has concerns with the building appearance and site plan. Mr. Harp reiterated his commitment to work with the Alderman further on those matters. Commissioner Roe added that the Planning Commission reviews submittals on a deadline, and can also have further aldermanic input, but ultimately a board bill will have to be introduced by the alderman and thus aldermanic input is very important. The proposed zoning designation will be “G” Local Commercial and Office District, and that will require a conditional use process that will include additional public participation. Commissioner Bradley moved to approve the Resolution, and Alderman Brown seconded. The motion passed by roll call vote with all present (Rich Bradley, Patrick Brown, Don Roe, Denise Peoples, Tracy Boaz, Ametra Harris, Earl Strauther) voting yes.

The Commission took up item 4, *PDA-013-17-RDM – 2232-56 South Grand Blvd – Compton Heights – LCRA#2133 (CB 1367)*. Emily Joy Lucas reviewed the action being proposed by the Resolution. Josh Udelhofen on behalf of the developer was present, with counsel Matt Hoffman and consultant Ken Nuernberger. They discussed screening options for the rear of the property, and the nature of the prospective development. Commissioner Brown expressed his appreciation for the creative thinking that had gone into the proposal. Mr. Udelhofen discussed the amenities and lease rates that will be associated with the residential development. Commissioner Roe moved to approve the Resolution, and Commissioner Brown seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all present (Rich Bradley, Patrick Brown, Don Roe, Denise Peoples, Tracy Boaz, Ametra Harris, Earl Strauther) voting yes.

In response to questions raised by Alderman Boyd at the prior meeting, staff presented a comparison of the differences between several definitions of “blighted area” found in Chapters 99, 100 and 353 RSMo., and Chapter 11.06 of the City Code.

Chair Strauther noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners

Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commissioner Brown; Commissioner Peoples seconded. Hearing no objection, the meeting adjourned at 6:38 PM.

 03/13/17

Dave Visintainer, Chair