

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**

**Regular Meeting – Minutes**

**Wednesday, February 6, 2019 at 5:30 P.M.**

**1520 Market St. – Suite 2000 – Conference Room B**

Commissioners Present: Ald. Shane Cohn, Earl Strauther, Rich Bradley, Patrick Brown, Denise Peoples, Jake Banton, Mary Ries (via telephone), Randy Vines, Nicole Young

Commissioners Absent: Ald. Jeffrey Boyd, Tracy Boaz  
(Two Commission vacancies)

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

Counsel Present: David Meyer, City Counselor's Office

Guests: Alderwoman Navarro, Craig Heller, David Sweeney, Doug Rasmussen, Jacob Surratt, Jonathan Davis, Alex Lustig

At 5:33, 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 January 14, 2019 regular session. Commissioner Vines moved to approve; Commissioner Banton seconded. The motion passed by roll call vote and passed with the following commissioners voting yes: Jake Banton, Rich Bradley, Patrick Brown, Denise Peoples, Mary Ries, Randy Vines, Nicole Young, and Chair Earl Strauther.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #18 – Adoption of Plan – Multiple Neighborhoods (Multiple CB's)*. Roman Kordal presented the resolution. Commissioner Brown moved to reopen the public hearing that had been continued from January 7, 2019 and Commissioner Young seconded. The motion passed with the following Commissioners voting aye: Jake Banton, Patrick Brown, Denise Peoples, Mary Ries, Randy Vines, Nicole Young and Chair Strauther. Commissioner Bradley abstained.

Mr. Kordal indicated that public notice had been provided and no written comments had been received, and nobody was present to provide comments in person. Accordingly, Commissioner Brown moved to close the public hearing and Commissioner Banton seconded. The motion passed with the following Commissioners voting aye: Jake Banton, Patrick Brown, Denise Peoples, Mary Ries, Randy Vines, Nicole Young and Chair Strauther. Commissioner Bradley abstained.

Next, the Commission took up item 5, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #18 – Adoption of Plan – Multiple Neighborhoods (Multiple CB's)*. Commissioner Brown moved to approve the resolution, and Commissioner Vines seconded. The motion passed with

all Commissioners present voting aye: Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Randy Vines, Nicole Young and Chair Strauther. Commissioner Ries was absent from the meeting for three minutes while roll was called and did not vote.

The Commission took up item 4, *PDA-019-19-REZ – 5505-5579 Delmar Blvd., and 713-727 & 731 Belt Ave. – A request for a zoning map amendment from “E”, “EB” & “B” to “G” Local Commercial and Office District to redevelop the property for a mix of uses – West End Neighborhood (CB 4549)*. Don Roe presented the resolution. Craig Heller provided a brief update and overview of the project. Commissioner Brown moved to approve the resolution as submitted, and Commissioner Banton seconded. The motion passed with all Commissioners voting aye: Jake Banton, Patrick Brown, Rich Bradley, Denise Peeples, Mary Ries, Randy Vines, Nicole Young and Chair Strauther.


Next, the Commission took up item 6a, *PDA-003-19-RDR – 5539-5551 Pershing Avenue – A request to reconsider the Blighting Study and Redevelopment Plan previously reviewed and receiving a negative recommendation by the Planning Commission on January 7, 2019*. Don Roe recounted the prior Commission action at the January 7, 2019 meeting. Commissioner Vines moved to reconsider the prior Commission action, and Commissioner Brown seconded. Alderman Cohn arrived at 6:00. The motion passed by a roll call vote with the following Commissioners voting aye: Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Mary Ries, Randy Vines, Nicole Young and Chair Strauther. Alderman Cohn voted no.

Next, the Commission took up item 6b, *PDA-003-19-RDR – 5539-5551 Pershing Avenue – Consideration of the Revised Blighting Study and Redevelopment Plan for a 6-story multi-family apartment building in the DeBaliviere Place Neighborhood (CB 3874.18)*. Don Roe revisited the item and provided additional information provided subsequent to the January 7, 2019 meeting. Alderwoman Navarro provided additional information about the site, including its **utilization as a parking lot and as the site for a live sewer line**. Commissioner Vines asked about the parking ratio on the project, and Mr. Sweeney explained it is currently 1:1. Mr. Surratt provided additional details regarding the developer’s perceived obstacles. Mr. Surratt indicated that the current estimate to relocate the sewer line is \$500,000. Commissioner Young expressed her skepticism over that cost. Alderman Cohn expressed concern with the proposed management company for the project, and also whether the property met the standard of blight. The neighborhood was discussed. Commissioner Vines asked whether the sewer pipeline was the sole source to support a finding of blight, and Mr. Sweeney and Alderwoman Navarro indicated that lack of alley, extended vacancy and other bases support a finding of blight. Mr. Roe summarized the statutory definition of blight. He noted the odd lot configuration, the long period with no redevelopment, and for other matters, support a finding that the site meets the legal definition of blight. Alderman Cohn noted that the statutory definition may support the idea that the property is blighted, but the statute does not mandate that the Commission must find the site blighted – it remains within the Commission’s discretion to make that finding. Commissioner Brown indicated the site has not seen development, and the low level set by the statutory definition does leave discretion. He expressed concern that the requests for public subsidies in neighborhoods that do not appear to need it as much are not as acceptable as they used to be, and

developers should begin to learn to proceed on their own. Commissioner Vines noted this site appears to be a missing link in an otherwise successful-appearing neighborhood. Commissioner Banton noted that for a long time, citizens have been calling for a change in the way incentives are provided. He views this as an opportunity to put pressure on the determination of what is blighted. Alderman Navarro noted that the process needs to be agreed to (regarding blight) and that at this late date, the standard should not be fluid. Mr. Roe noted that adopting a redevelopment plan imposes standards and objectives for the site and presumably gets the City a better product for the site. Commissioner Brown moved to approve the resolution as submitted, and Commissioner Vines seconded. The motion passed by a roll call vote with the following Commissioners voting aye: Rich Bradley, Patrick Brown, Mary Ries, Randy Vines, Chair Strauther. Jake Banton, Denise Peeples, Nicole Young and Alderman Cohn voted no.

The Commission took up item 7, *PDA-022-19-VAC – Northern portion of the 15 ft. wide n/s alley in CB 1880 as bounded by Cote Brilliante, Grand, Aldine, and Spring – Jeff Vanderlou Neighborhood (CB 1880)*. Don Roe presented the resolution. Rev. Jonathan Davis provided background on the project giving rise to the rezoning. He indicated that construction should be complete by the end of the year. They have been at the St. Patrick Parish pending construction of their new location. Commissioner Vines moved to approve the resolution as submitted, and Commissioner Brown seconded. The motion passed by a roll call vote with the following Commissioners voting aye: Alderman Cohn, Jake Banton, Rich Bradley, Patrick Brown, Denise Peeples, Mary Ries, Randy Vines, Nicole Young and Chair Strauther.

Don Roe provided a review of his recent conversations with SLDC management. He also 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 Vines and seconded by Commissioner Peeples. Hearing no objection, the meeting adjourned at 7:15 p.m.



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Earl Strauther, Chair