

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, May 6, 2020 at 5:30 P.M.
1520 Market St. – Suite 2000 – Board Room
Meeting Conducted via Zoom Videoconference or Conference Call
with staff present at the meeting’s physical location and via zoom

Commissioners Present: Alderman Jeffrey Boyd, Alderman Shane Cohn, Earl Strauther, Tracy Boaz, Jake Banton, Rich Bradley, Steve Conway, Mary Goodman, Denise Peoples, Randy Vines, Nicole Young (all present via Zoom)

Commissioners Absent: none
(Two Commission vacancies)

Staff Present: Don Roe, Cecilia Dvorak, Roman Kordal (via Zoom), Scott Ogilvie

Counsel Present: David Meyer, City Counselor’s Office

Guests: Justin Carney, Rob Lochner, Gerry Connolly

At 5:31, 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 April 1, 2020 regular session. Commissioner Bradley moved to approve; Commissioner Vines seconded. The motion passed by roll call vote with the following commissioners voting aye: Alderman Boyd, Jake Banton, Rich Bradley, Tracy Boaz, Steve Conway, Mary Goodman, Denise Peoples, Randy Vines, Chair Strauther. Nicole Young abstained. Alderman Cohn joined the meeting at 5:35.

The Commission took up item 3, *PDA-039-20-RDM – S Grand Blvd/Chouteau Ave/S Spring Ave/Gratiot St Redevelopment Area – Midtown (CB 2184)*. Cecilia Dvorak presented the resolution. Commissioner Banton asked about any necessary environmental remediation for the site. Rob Lochner explained that some cleanup had taken place but to be permitted to have residential use, a DNR management plan is underway. The external streets and sidewalks are to be improved on the public right of way, but the internal streets and sidewalks will remain under the management of any entity associated with the redeveloper. Commissioner Bradley noted that this is not an unusual arrangement. Commissioner Banton moved to approve the resolution and Commissioner Vines seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Jake Banton, Rich Bradley, Tracy Boaz, Steve Conway, Mary Goodman, Denise Peoples, Randy Vines, Nicole Young, Chair Strauther. Alderman Cohn voted no.

The Commission took up item 4, *PDA-036-20-REZ – 1501 S 7th St – Request to rezone from J Industrial District to G Local Commercial and Office District – Soulard (CB 377)*. Cecilia

Dvorak presented the resolution. Commissioner Boaz moved to approve the resolution and Alderman Boyd seconded. Following a roll call vote the motion passed with the following Commissioners voting aye: Alderman Boyd, Alderman Cohn, Jake Banton, Rich Bradley, Tracy Boaz, Steve Conway, Mary Goodman, Denise Peeples, Randy Vines, Nicole Young, Chair Strauther.

The Commission took up item 5, *PDA-155-04-CMP – A request for permission to bring the Strategic Land Use Plan updates to the Planning Commission for Public Hearing – Multiple Neighborhoods (Multiple CBs)*. Roman Kordal presented the resolution. Commissioner Banton moved to approve the resolution, and Alderman Boyd seconded. Previous roll was requested and the motion passed with the following Commissioners voting aye: Alderman Boyd, Alderman Cohn, Jake Banton, Rich Bradley, Tracy Boaz, Steve Conway, Mary Goodman, Denise Peeples, Randy Vines, Nicole Young, Chair Strauther.

Mr. Roe noted delegated items had been addressed but he was available for questions. He noted that for the Botanical project, he would be submitting a recommendation to the alderman and LCRA in light of the Commission's recent Preservation Board decision review that perhaps additional abatement could be offered if rehabilitation of the existing house instead of new construction takes place.

Cecilia Dvorak briefly reviewed the informational item for new standards for neighborhood plans. She noted that some of the requirements from the 2000-era rules are somewhat outdated and best practices now call for more community engagement and plans more reflective of neighborhood intentions. Following a nationwide research effort, the staff has developed an idea of current neighborhood planning and the results of that research will be distilled into amendments to proposed modifications to the City's requirements. For example, the focus would be on neighborhood boundaries that are stable and static rather than development-project driven. Alderman Boyd expressed his support of the process, but is concerned that some communities may have challenges coalescing their input in a process of this nature. Don Roe explained that that will be a focus of the process being reviewed.

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 6:08 p.m.


Earl Strauther, Chair