

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, June 4, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: In person: Chair Susan Stauder, Denise Peebles, Dan Jay, Michael Powers, Dave Visintainer, Ted Spaid, Patrick Brown; and by telephone: Ald. Lyda Krewson

Commissioners Absent: Ald. Shane Cohn, Rich Bradley
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Daffney Moore, Adona Buford, Don Taylor, Betsy Bradley; Mary Hart Burton (Zoning), Dale Ruthsatz (LCRA)

Counsel Present: David Meyer, City Counselor's Office

Guests: Rob Maltby (GreenStreet), Steve Nolan, Bill Bowman, Tom Ray, Jaymes Dearing, Mobin Khan

At 5:39 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the May 14, 2014 meeting. Commissioner Visintainer moved to approve; Commissioner Powers seconded. The seven Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Michael Powers, Denise Peebles, Dan Jay, Ted Spaid, Dave Visintainer.

Roman Kordal introduced item 3, *PDA-079-14-HDL – Recommend Landmark Designation For The Tillie's Corner Property at 1345-47, 1349, 1351, 1353 and 1355 N. Garrison Street (CB 1030) – Jeff Vanderlou Neighborhood*. Betsy Bradley presented the background on the property and explained the basis for the designation. Commissioner Spaid moved to approve, and Commissioner Brown (who arrived at 5:46) seconded. The eight commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Michael Powers, Denise Peebles, Dan Jay, Ted Spaid, Dave Visintainer, Patrick Brown.

Dick Zerega introduced item 4, *PDA-080-14-HDL – Recommend Landmark Designation For New Age Federal Savings & Loan at 1401 N. Kingshighway Boulevard (CB 3789) – Academy Neighborhood*. Betsy Bradley presented the background on the property and explained the basis for the designation. Commissioner Jay moved to approve, and Commissioner Powers seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Betsy Bradley also provided an overview of the scope and purpose of the mid-century modern survey undertaken by her department and the potential to use that information for future designations.

Dick Zerega next presented item 5, *PDA-050-14-REZ – 7200-30 S. Broadway – Rezone J to F – (CB 3043) – Patch Neighborhood*. Mary Hart Burton, Zoning Administrator, was also present and explained her recommendation. Jaymes Dearing, on behalf of the owner, described the current project as well as some of the other projects taking place in the vicinity of the area to be rezoned, such as the mural project and signage modifications. After further discussion and questions from the Commissioners, Commissioner Jay moved to approve, and Commissioner Powers seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Daffney Moore presented item 6, *PDA-052-14-RDR – Amended Lookaway Dr. / Lookaway Ct. Area (Riverview Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1700 (CB 9119)*. After discussion regarding the redeveloper and nature of the redevelopment and questions from the Commissioners, Commissioner Spaid moved to approve, and Commissioner Brown seconded. The Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Michael Powers, Denise Peebles, Patrick Brown, Dan Jay, Ted Spaid.

Dick Zerega presented item 7, *PDA-053-14-RDM – 6335 Bulwer Ave. Area (North Riverfront Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1871 (CB 3482)*. Rob Maltby on behalf of the redeveloper, Green Park Morin Investors, LLC (GreenStreet), also provided detail regarding the project. After discussion among the Commissioners, Commissioner Brown moved to approve, and Commissioner Peebles seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal presented item 8, *PDA-054-14-RDM – 4929-43 Manchester Ave. Area (Kings Oak Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1868 (CB 3996)*. Bill Bowman and Steve Nolan on behalf of the redeveloper and Tom Ray, redeveloper's counsel, were present and provided additional detail about their project. The developers discussed the architectural plans for the project and were asked about the level of deterioration of the building to be demolished. Commissioner Brown moved to approve, and Commissioner Peebles seconded. The following Commissioners by roll call vote voted in favor of adopting the resolution: Susan Stauder, Ald. Lyda Krewson, Denise Peebles, Patrick Brown, Dan Jay, Ted Spaid; Michael Powers voted against.

Roman Kordal next presented item 9, *PDA-055-14-RDM – 2600 Dr. Samuel T. Shepard Dr. Area (Midtown Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1873 (CB 930)*. Ken Butler on behalf of the redeveloper was present and provided additional detail regarding the project. Mr. Butler indicated he had spent funds beyond the amount reflected in his tax abatement application, and that there was no trucking to or from the site in the evening. After discussion among the Commissioners and questions of staff, Commissioner Brown moved to approve, and Commissioner Peebles seconded. The Commissioners present

voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Michael Powers, Denise Peebles, Patrick Brown, Dan Jay, Ted Spaid.

Other business for this meeting:

In response to a request by Michael Powers at a previous meeting, Don Roe discussed technical aspects of future placement of information about Planning Commission meetings (Agenda, Minutes, PowerPoints & audio recordings) on the Planning Commission Web Page.

Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 6:49 PM.



Susan Stauder, Chair