

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, May 14, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: In person: Chair Susan Stauder, Ald. Lyda Krewson, Ivy Pinkston, Dan Jay, Michael Powers, Patrick Brown; and by telephone: Rich Bradley, Ted Spaid

Commissioners Absent: Ald. Shane Cohn, Dave Visintainer
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Daffney Moore, Adona Buford, Don Taylor

Counsel Present: David Meyer, City Counselor's Office

Guests: Stan McCurdy, Bryan Aston and Jeff McCurdy (Above All Development), Emily Baron Bernstein and Addam Wall (McCormick Baron Salazar)

At 5:32 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 April 2, 2014 meeting. Commissioner Powers moved to approve; Commissioner Pinkston seconded. The seven Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Rich Bradley, Michael Powers, Ivy Pinkston, Dan Jay, Ted Spaid.

Roman Kordal presented item 5, *PDA-130-12-RDR – Modification of 920 S. Taylor & 4450 W. Papin Area (Forest Park Southeast Neighborhood) – Chapter 99 Blighting Study & Redevelopment Plan – LCRA #1693P (CB 4807)*. Stan McCurdy and others on behalf of the redeveloper answered questions from the Commissioners about the project. The Commissioners discussed the redevelopment and obtained clarification of the locations of the latest phases of construction within the Redevelopment Area. Commissioner Jay moved to approve, and Commissioner Pinkston 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 next presented item 6, *PDA-049-14-STP – Naming of a New Street within a Subdivision Approved by the Board of Public Service (Margaret Bush Wilson Street) – Vandeventer Neighborhood (CB 4564)*. He reviewed the provisions governing Planning Commission consideration of street name adoptions as well as the specific proposal. After further discussion and questions from the Commissioners, Commissioner Pinkston 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.

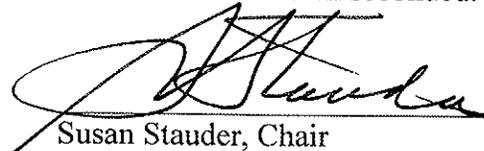
Daffney Moore presented item 3, *PDA-041-14-RDR – 4409-25 Evans Area (Lewis Place Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1849 (CB 3724)*. After discussion regarding the redeveloper and nature of the redevelopment and questions from the Commissioners, Commissioner Pinkston moved to approve, and Commissioner Powers seconded. The Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Rich Bradley, Michael Powers, Ivy Pinkston, Dan Jay, Ted Spaid, with Commissioner Brown (who arrived at 5:57) abstaining.

Don Roe presented item 5, *PDA-042-14 – 2701-47 Delmar Area (Jeff Vanderlou Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1842 (CB 981)*. Commissioner Powers expressed concern about the redevelopment and its suitability for incentives, the potential that the redevelopment may fail to remediate blight, and that specific attention as a result of tax abatement should be given to sidewalk and other improvements. After discussion regarding the redeveloper and nature of the redevelopment and questions from the Commissioners, Commissioner Pinkston moved to approve, and Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Rich Bradley, Michael Powers, Ivy Pinkston, Dan Jay, Ted Spaid. Commissioner Powers voted against the motion.

Other business for this meeting:

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 Alderwoman Krewson; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 6:12 PM.


Susan Stauder, Chair