

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, October 7, 2015 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Jeffrey Boyd, Michael Powers, Denise Peeples, Patrick Brown, Rich Bradley, Dave Visintainer, Tracy Boaz, Jennifer Allen

Commissioners Absent: Dan Jay, Ted Spaid
(1 Commission vacancy)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor

Counsel Present: David Meyer, City Counselor's Office

Guests: Joe Klitzing, Sid Chakraverty, Missy McCoy, Andy Bromman

At 5:32 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present. He noted the passing of Ivy Neyland-Pinkston and expressed the group's appreciation for her many years of service, and also discussed other impending changes to the composition of the Commission.

Chair Stauder called the meeting to order and welcomed Jennifer Allen to the Commission, and Commissioner Allen provided a brief background of her career. Chair Stauder then asked for a motion on the minutes from the September 7, 2015 meeting. Commissioner Brown moved to approve; Commissioner Visintainer seconded. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Rich Bradley, Michael Powers, Patrick Brown, Denise Peeples, Dave Visintainer, Tracy Boaz and Jennifer Allen.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #14 – Approval to Conduct a Presentation and Public Hearing (at a Future Meeting) – Forest Park Southeast Neighborhood*. Roman Kordal presented the item. He noted the amendment may tie in with a potential form-based code project. Don Roe discussed additional background regarding the project and public regulations. No specific date for the presentation and public hearing was identified. Commissioner Boyd arrived at 5:39. Commissioner Brown moved to approve the Resolution, and Alderwoman Krewson seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Rich Bradley, Michael Powers, Patrick Brown, Denise Peeples, Dave Visintainer, Tracy Boaz and Jennifer Allen.

The Commission took up item 4, *PDA-122-15-REZ – 5714R Goodfellow Place – Rezoning by Initiation – Rezone G to C – MSD Hebert Detention Basin – Wells Goodfellow Neighborhood (CB 5239)*. Dick Zerega presented the item. Alderman Boyd noted his appreciation of MSD's cooperation in the buyout and that he anticipated that cooperation would continue, and that they would create a feature for the neighborhood that would augment the upcoming residential construction. Alderman Boyd moved to approve the Resolution, and Commissioner Brown

seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

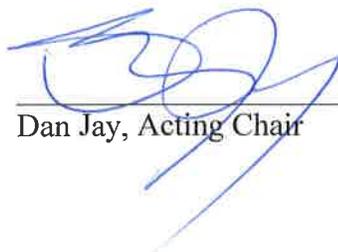
The Commission took up item 5, *PDA-123-15-RDM – 1601-1723 Delmar Blvd. Area (Downtown West Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2024 (CB 541 & 542)*). Roman Kordal presented the item. Commissioner Brown moved to approve the Resolution, and Commissioner Bradley seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission took up item 6, *PDA-124-15-RDM – 5510-26 Pershing Ave. Area (DeBaliviere Place Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2023 (CB 3873)*). Roman Kordal presented the item. Joe Klitzing, architect for the project, presented elevations of the project and, in conjunction with project developer Sid Chakraverty, answered questions from the Commissioners. Ownership of the nearby recreational complex and the anticipated parking arrangements were explained. The developer and architect also discussed historic district implications and use of contemporary materials. Staff provided background on the Commission's role regarding review of redevelopment plans established under Chapter 99 RSMo. Alderwoman Krewson spoke in favor of an addition to the neighborhood that would help drive competition to improve the overall quality of the available units and encouraged the developer and architect to meet with the DeBaliviere Place neighborhood before proceeding too much further, and the developer and architect committed to do so. Commissioner Brown moved to approve the Resolution, and Alderman Boyd seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Don Roe suggested that as this was Chair Stauder's final meeting, the Commissioners must select a new chair for the Commission from the citizen members as directed by the City Code governing the Commission's operations. After discussion, Commissioner Brown moved in favor of Dave Visintainer for Chair, and that motion was seconded by Commissioner Powers. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Rich Bradley, Michael Powers, Patrick Brown, Denise Peebles, Tracy Boaz and Jennifer Allen. Dave Visintainer abstained.

Chair Stauder 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.

With no further business before the Commission, Chair Stauder adjourned the meeting at 6:32 PM.



Dan Jay, Acting Chair