

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, January 6, 2016 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Dave Visintainer, Ald. Jeffrey Boyd, Ald. Lyda Krewson, Denise Peeples, Patrick Brown, Rich Bradley, Michael Powers, Jennifer Allen, Earl Strauther

Commissioners Absent: Tracy Boaz
(3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor; Mary Hart Burton (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Bill Kuehling, Mark Repking, Adam Hartig

At 5:32 p.m., Director Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present. Chair Visintainer called the meeting to order asked for a motion on the minutes from the December 2, 2015 meeting. Commissioner Brown moved to approve; Commissioner Powers seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Alderwoman Krewson, Rich Bradley, Patrick Brown, Denise Peeples, Michael Powers, Jennifer Allen, Earl Strauther, and Dave Visintainer.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #15 – Presentation and Public Hearing – the Lighthouse St. Louis site north of I-270 and east of Riverview Dr. in the Riverview Neighborhood (CB 9121)*. Roman Kordal presented the item. Bill Kuehling followed with a further presentation of a potential project on the site. Questions followed from the Commissioners which Mr. Kuehling, Mr. Repking and Mr. Hartig answered. They responded that discussions regarding incentives for the project were in early stages, but only a sales tax sharing agreement had been discussed; there were no signed tenants; the present owner has owned the property since 1999 and had been filling the site since 2007; and that first responders would likely be called from St. Louis County because during flood periods it may be cut off from the City, and that agreement would need to be negotiated. Mr. Kuehling also responded that as it had been concluded that there was no basis to find blight, the sales tax sharing option was being explored, and funds could be used for infrastructure. The present Visitors Center will be operated in conjunction with the CVC.

Chair Visintainer called for a vote to open the public hearing. Commissioner Brown moved to do so, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes. As nobody was present to offer testimony, Chair Visintainer called for a vote to close the public hearing. Alderman Boyd moved to do so, and Commissioner Strauther 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 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Approval to Conduct a Presentation and Public Hearing at future meetings – 1) Opportunity Areas (OA) Analysis Study (large scale changes from OA to other land use categories) and 2) General SLUP Amendment (changes based on approved action items or where the adjacency provision was invoked)*. Dick Zerega presented the item. He explained that the presentations and public hearings would likely be given in more than one part. Commissioner Brown moved to approve the Resolution, and Commissioner Allen 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-156-15-RDX – 634 North Grand 353 Redevelopment Area (Covenant Blu/Grand Center Neighborhood) – Chapter 353 Blighting Study (CB 1061)*. Roman Kordal presented the item. Commissioner Strauther inquired about the impact of the finding of blight on the neighboring properties, and Bill Kuehling, who was present on behalf of the redeveloper, responded that the finding and the overall project would be more likely to enhance than detract from neighboring property values, and that the neighbors had not voiced any objections. Commissioner Strauther 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.

Don Roe next presented a PowerPoint presentation on vacancy in the City of St. Louis, which was most appreciated by the Commissioners.

Chair Visintainer 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, Commissioner Brown moved to adjourn the meeting and Commissioner Strauther seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:02 PM.



Dave Visintainer, Chair