

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, March 2, 2016 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

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

Commissioners Absent: none
(3 Commission vacancies)

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

Counsel Present: David Meyer, City Counselor's Office

Guests: Betsy Bradley, Cultural Resources Office; Brandon Rothkopf, Archdiocese of St. Louis; Sarah Davis, Clayco

At 5:33 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 February 3, 2016 meeting. Commissioner Brown moved to approve; Commissioner Powers seconded. The following Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Michael Powers, Jennifer Allen, Tracy Boaz, and Dave Visintainer. Earl Strauther abstained. Alderwomen Krewson arrived as the vote concluded and did not participate.

The Commission took up item 5, *PDA-021-16-PRS – Demolition Decision Review from Preservation Board (2711-13 Gravois) in the Fox Park Neighborhood (CB 2069)*. Chair Visintainer introduced the item and set out the procedure he intended to follow for the argument. Betsy Bradley, Director of the Cultural Resources Office, presented the PowerPoint presentation she provided to the Preservation Board and her oral argument. Following her presentation, Commissioners asked Mrs. Bradley about the lack of architectural reports. They discussed Exhibits 7 and 8, which were letters from potential redevelopers.

Mr. Rothkopf then provided his presentation and oral argument. He provided background on the Archdiocese's acquisition of the property, and explained the Archdiocese's position regarding economic hardship and the condition of the building. He noted that the proceeding at the Preservation Board had testimony from Ron Hampp with ICON Contracting. Following his presentation, the Commissioner asked questions regarding the absence of a professional engineer review of the structure, the lack of maintenance to the structure, and why the property had not been disposed of during the Archdioceses' ten-year ownership period if the Archdiocese had no use for it. Further questions pertained to the statement of one of the Preservation Board Commissioners that he had stopped listening after hearing the building was classified as high merit, and Ms. Bradley noted that after that statement one of the other Commissioners summarized the testimony before the unanimous vote. Some Planning Commissioners expressed

concern that the lack of maintenance on the building did not appear to be responsible management of the property. There was uncertainty on how a definitive determination regarding the stability of the building could be developed in the absence of a study of the roof. It was noted that nothing presented showed cracks in walls or anything indicating structural damage to support an argument the building would collapse in less than six months, which was the standard for a 'sound building' set by ordinance.

At the conclusion of the discussion and questions of the presenters, Don Roe reviewed the procedures and choices available to the Commissioners. Commissioner Brown stated that the review had been thorough and following his review of the testimony and record, he agreed with Preservation Board Commissioner Richardson on the merits. He moved to affirm the decision of the Preservation Board, and Alderwoman Krewson seconded. All Commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peebles, Michael Powers, Jennifer Allen, Tracy Boaz, Earl Strauther, and Dave Visintainer.

The Commission took up item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 1 – 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 the adjacency provision)*. Dick Zerega presented the resolution. Dick Zerega and Don Roe explained the overall process and noted this was a follow-up from the December Planning Commission meeting presentation regarding adoption of a procedure to follow with Opportunity Areas. Alderman Boyd asked how staff developed its conclusions. Dick Zerega discussed definitions of different areas and Commissioner Strauther requested a copy of the definition text before the next meeting. Staff committed to provide the definitions to the Commissioners.

At 6:51 Chair Visintainer entertained motions to open the public hearing. Commissioner Brown moved to open the public hearing, and Commissioner Powers seconded. There was no objection to use of the previous roll, and the motion to open the public hearing was approved with all voting yes. As nobody was present to speak, Chair Visintainer entertained motions to close the public hearing. Commissioner Brown moved to open the public hearing, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the motion to close the public hearing was approved with all voting yes.

The Commission next took up item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Adoption of Plan Amendment – 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 the adjacency provision)*. Dick Zerega presented the resolution. As Commissioners wished to review the definitions of the areas being modified, Commissioner Brown moved to defer this item to a later meeting. Commissioner Strauther seconded. There was no objection to use of the previous roll, and the motion to defer item 4 was approved with all voting yes.

Alderman Boyd asked about the Planning Commission's role regarding tax abatement. Don Roe explained that the Planning Commission was carrying out its duties as provided by state statute and that it was to review redevelopment plans to determine if the property in question was

blighted and to determine if the recommendations conformed to the general plan for the development of the community as a whole. Jurisdiction over tax abatement is in the Land Clearance for Redevelopment Authority.

Don Roe noted that additional items in the Commissioners' packets were in response to questions from the prior month regarding the redevelopment of the Lighthouse St. Louis site north of I-270 and east of Riverview Dr. in the Riverview Neighborhood.

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. The Commissioners discussed the projects at 4101 Laclede and 6105 Delmar but expressed no concerns.

With no further business before the Commission, Commissioner Strauther moved to adjourn the meeting and Alderman Boyd seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:08 PM.



Dave Visintainer, Chair