

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, September 11, 2013 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Patrick Brown, Rich Bradley, Dan Jay, Dave Visintainer, Mike Powers, Denise Peeples, Ted Spaid

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

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Tony Meyers Sr., Adona Buford, Don Taylor

Counsel Present: David Meyer, City Counselor's Office

Guests: Anton Eisel, Jassen Johnson, Fran Fanera, David Bailey, Tim Fogerty, Rob Goltermann

At 5:32 p.m., Director Don Roe addressed the Commissioners, informed Chair Stauder a quorum was present, and introduced the staff members who were present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the July 10, 2013 meeting. Commissioner Visintainer moved to approve; Commissioner Krewson seconded. The eight Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Rich Bradley, Dan Jay, Dave Visintainer, Mike Powers, Denise Peeples and Ted Spaid. Commissioner Brown arrived at 5:38.

Don Roe requested that Item 3, which had had a public hearing in July, *PDA-078-01-NBD – Lafayette Square Neighborhood – Urban Plan Amendment #1 – Neighborhood Plan – Conduct a Presentation and Public Hearing* be tabled. Commissioner Jay moved to table the item, and Commissioner Krewson seconded. The nine Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Patrick Brown, Rich Bradley, Dan Jay, Dave Visintainer, Mike Powers, Denise Peeples and Ted Spaid.

Don Roe announced that Item 4, *PDA-039-13-REZ – 4821 Palm – Rezone B to F – (CB 4454) - Kingsway East Neighborhood*, which had previously been tabled, has been withdrawn by the applicant, and therefore, no further action is necessary.

Roman Kordal presented item 5, *PDA-088-13-REZ – 3150-56 South Grand & 3515 Juniata – Rezone H/D & D to H – (CB 1463) – Tower Grove East Neighborhood*. He also introduced representatives from the owner of the property, Fran Fanera and Anton Eisel from Commerce Bank, as well as Jassen Johnson of Renaissance Development Associates on behalf of the prospective developer and David Bailey on behalf of the prospective property owner and operator. Mr. Bailey presented an overview and rendering and site plan of his project. There

was some discussion of the impact of the development on the neighborhood. Mr. Bailey noted that adjacent residents were submitting letters in support. Commissioner Brown moved to approve, 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.

Dick Zerega presented item 6, *PDA-087-13-RDM-1600-1716 & 1601-07 North Broadway Area (Near North Riverfront Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1772 (CB 247,607)*. Tim Fogerty and Rob Goltermann on behalf of the developer (Karl Bissinger LLC) were present. Mr. Fogerty presented a summary of the anticipated project and how it is expected to affect the operations in St. Louis and elsewhere, supplemented by Mr. Goltermann's comments regarding the nature of the property and its appropriateness for the proposed project. Commissioner Brown moved to approve, and Commissioner Visintainer seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

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. He drew attention to two particular items where the Commission would not be recommending approval of the blighting studies because the projects were complete, and blight was not present at the time the tax abatement applications were reviewed. After discussion, there was no objection by the Commissioners to that course of action.

Tony Meyers Sr. presented a draft City-wide Bicycle Facilities Map that had been prepared in conjunction and with the input of many participants. The Commissioners discussed the map and offered their suggestions for its improvement.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Powers seconded. Hearing no objection, the meeting adjourned at 6:46 PM.



Susan Stauder, Chair