

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, September 2, 2015 at 5:30 P.M
1520 Market St – Suite 2000 – Board Room

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Patrick Brown, Rich Bradley, Dave Visintainer, Ivy Pinkston, Dan Jay, Tracy Boaz

Commissioners Absent: Ald. Jeffrey Boyd, Michael Powers, Ted Spaid
(2 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor, Michael Lawanas; on behalf of Zoning, Mary Hart Burton, Mallori Allen

Counsel Present: David Meyer, City Counselor's Office

Guests: Alderman Scott Ogilvie, Colleen Ruiz, Jeff Babinski, Dan Brinkman, Mike Sullivan, David Libonn, John Anselmo, David Ahlemann, Patricia Pride, Sherrone Beatty, Rev. Pricellious Burruss, Irene Smith, Phillip Wurm, David Haumesser, David Robbins, Doug Bruns

At 5:34 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present.

Chair Stauder called the meeting to order and welcomed Tracy Boaz to the Commission, and Commissioner Boaz provided a brief background of her career. Chair Stauder then asked for a motion on the minutes from the July 1, 2015 meeting. Alderwoman Krewson moved to approve; Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Patrick Brown, Dan Jay, Dave Visintainer and Tracy Boaz. Rich Bradley abstained.

The Commission took up item 3, *PDA-101-15-NBD Skinker DeBaliviere Neighborhood Urban Design Development Plan – Approval to Conduct a Presentation and Public Hearing (at a Future Meeting) – Skinker DeBaliviere Neighborhood*. Roman Kordal presented the item. Alderwoman Krewson recommended that the neighborhood should be provided the opportunity to refresh the plan, as it has been a couple of years since the project was initiated, before scheduling the public hearing. Staff acknowledged the concern and agreed. Commissioner Visintainer moved to approve the Resolution, and Alderwoman Krewson seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Rich Bradley, Patrick Brown, Dan Jay, Visintainer and Tracy Boaz.

The Commission took up item 4, *PDA-091-15-ZTX – Zoning Text Change / Amendment – Home Occupations in Zoning Code and related Text Change / Amendment to business taxes for Home Occupations – Citywide*. Dick Zerega presented the item. Alderman Ogilvie explained the

motivation behind the initiative and that it is designed to help City residents avoid burdensome requirements and encourage them to come into compliance with more realistic and relevant requirements. He thanked the Zoning Department and City Counselor's Office for their assistance in drafting the legislation as well. After questions from the Commissioners, Commissioner Brown moved to approve the Resolution, and Commissioner Jay seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission next took up item 11, *PDA-107-05-RDX – CORTEX West Redevelopment Area (Central West End Neighborhood) – Chapter 353 Blighting Study (CB 3904, 3917, 3918.04, 3919.04, 3953, 3959, 3960, 3961, 3962, 3963, 3966.13, 3967.13, 3968.13, 3971.13, 4586 & 4589)*. Roman Kordal presented the item. Mike Sullivan of Cortex and David Libonn of Development Strategies were available for questions from the Commissioners. Alderwoman Krewson requested further details on the background of this resolution, and Mike Sullivan explained the general reasons for Cortex's desire to maintain its authority to exercise eminent domain: in order to ensure speculators and other obstacles can be overcome as substantial development opportunities arise. Commissioner Pinkston arrived during the presentation of this item and expressed her support. Commissioner Brown moved to approve the Resolution, and Commissioner Pinkston seconded. All Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Dave Visintainer and Tracy Boaz.

The Commission then moved to item 14, *PDA-102-15-STP – Renaming of an Existing Public Street - Renaming of North 3rd Street to Lumiere Place Boulevard – Downtown, Near North Riverfront & Columbus Square Neighborhoods*). Roman Kordal presented the item. Jeff Babinski and Dan Brinkman from Tropicana and Colleen Ruiz from Lathrop & Gage, on behalf of the petitioner, were present to answer questions from the Commissioners. Commissioner Pinkston asked about the permanence of the present ownership, because the current name of the casino is effectively the prospective street name. Mr. Babinski expressed Tropicana's commitment to the casino facility and cited the recent \$8 million investment since Tropicana took over the property. Commissioner Jay and Alderwoman Krewson also expressed concerns with the use of a corporate name in a street name. Roman noted that the present street renaming process is complex and involves input from a number of sources, including required support by over 50% of the owners of property affected by the change. Mr. Babinski and Ms. Ruiz explained that three nonsignatories were not willing to sign because they either had no policy (MoDOT); could not be found (Veni Vedi Vici), or were still negotiating with Lumiere (the Vatterott affiliate), and provided further details on their discussions or attempts to locate them. In response to further discussion, Commissioner Bradley noted that BPS had taken up this item as well, and found that it would be an improvement to wayfinding on Laclede's Landing. Commissioner Pinkston moved to approve the Resolution, and Commissioner Visintainer seconded. The following commissioners present voted to approve by roll call vote: Chair Stauder, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Dave Visintainer, and Tracy Boaz. Alderwoman Krewson abstained.

The Commission returned to the regular agenda order and took up item 5, *PDA-092-15-REZ – 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James Cool Papa Bell Ave. – Rezoning by Petition – Rezone C and C&G to G – Morning Star Missionary Baptist Church – JeffVanderLou*

Neighborhood (CB 972). Dick Zerega presented the item. Commissioner Brown moved to approve the Resolution, and Commissioner Pinkston seconded. All Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Dave Visintainer and Tracy Boaz.

The Commission took up item 6, *PDA-093-15-REZ – 8975 & 8979 Riverview Blvd. – Rezoning by Petition – Rezone F&A to F – MSD – Baden Neighborhood (CB 9115)*. Dick Zerega presented the item. David Ahlemeyer of Jacobs Engineering and Patricia Pride from Metropolitan Sewer District were available for questions. Commissioner Brown moved to approve the Resolution, 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.

The Commission took up item 7, *PDA-094-15-REZ – 4110 & 4136 Evans Ave. – Rezoning by Petition – Rezone C to F – Transformation Christian Church – Vandeventer Neighborhood (CB 4974)*. Dick Zerega presented the item. Rev. Pricellious Burris and Irene Smith were available for questions from the Commissioners. Commissioner Brown moved to approve the Resolution, and Alderwoman Krewson 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 8, *PDA-104-15-REZ – 4960R Fountain Ave. – Rezoning by Petition – Rezone B to F – Crown Food Mart – Fountain Park Neighborhood (CB 3765.05)*. Dick Zerega presented the item. David Robbins of Suburban Land Survey and John Anselmo on behalf of the developer were present to answer Commission questions. The Commission discussed concerns with the potential use of the Hodiament right of way. The Commission also expressed its concerns regarding Bi-State's action of leasing access to the developer of the land it owns at the southernmost part of the redevelopment. Mr. Anselmo expressed his commitment to work with Bi-State in the even there is a need in the future to access the property. Commissioner Jay moved to approve the Resolution, and Commissioner Pinkston seconded. The following Commissioners voted to approve by roll call vote: Chair Stauder, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Dave Visintainer. Alderwoman Krewson and Tracy Boaz abstained from the vote.

The Commission took up item 9, *PDA-105-15-REZ – 2117-31 S. 7th St. – Rezoning by Petition – Rezone G to D – Lafayette School Residential Conversion – Soulard Neighborhood (CB 779)*. Roman Kordal presented the item. David Haumesser on behalf of the developer was available for questions from the Commissioners. Commissioner Pinkston moved to approve the Resolution, and Commissioner Brown seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Chair Stauder, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Dave Visintainer and Tracy Boaz.

The Commission took up item 10, *PDA-106-15-REZ – 4232 W. Dr. Martin Luther King Dr. – Rezoning by Petition – Rezone G to C – Vandeventer Place Multiple-Family Housing – Vandeventer Neighborhood (CB 3728)*. Dick Zerega presented the item. Doug Bruns of Stock & Associates on behalf of the developer was available for questions from the Commissioners. Commissioner Brown moved to approve the Resolution, 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.

The Commission took up item 12, *PDA-108-15-RDR – Tower Grove East / Fox Park Scattered Sites Area (Tower Grove East and Fox Park Neighborhoods) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2015 (CB 1355, 1382, 1426, 1427, 1430, 1453, 1468, 1469, 2062, 2072, 2076 & 2077)*. Don Roe presented the item. Commissioner Brown moved to approve the Resolution, 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.

The Commission took up item 13, *PDA-109-15-RDM – 5215 Manchester Ave. Area (Kings Oak Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2004 (CB 5499)*. Don Roe presented the item. Commissioner Brown moved to approve the Resolution, 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.

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 7:30 PM.



Susan Stauder, Chair