

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, November 6, 2013 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Patrick Brown, Rich Bradley, Dave Visintainer, Michael Powers, Dan Jay, Ted Spaid

Commissioners Absent: Ivy Pinkston
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Daffney Moore, Adona Buford, Don Taylor, Betsy Bradley

Counsel Present: David Meyer, City Counselor's Office

Guests: Maggie Collida, Nick Collida, Mark Cusumano, Zachary Wood, Bob Lordi, Amy Humboldt, Terrill Eiland, Ryan Pearson, Gus Cook, David Lemkemeier, Dale Ruthsatz, Paul Werner

At 5:37 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 October 2, 2013 meeting. Commissioner Jay moved to approve; Commissioner Brown seconded. The nine Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Patrick Brown, Rich Bradley, Dave Visintainer, Michael Powers, Dan Jay, Ted Spaid.

Daffney Moore introduced item 3, *PDA-140-13-HDL – Recommend Landmark Designation For The Compton Hill Baptist Church at 3141 LaSalle Street (CB 1272) – The Gate District Neighborhood*. Betsy Bradley presented the history of the church and explained her department's analysis on how the building fulfills the criteria for designation as a City Landmark. She also reviewed the overall process on such designations. 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.

Don Roe presented item 4, *PDA-125-13-REZ – 7207 Piccadilly – Rezone A to F – (CB 5100) – Ellendale Neighborhood*). Nick and Maggie Collida, owners of the property, also discussed their project and how they plan to use the property if the rezoning is approved. After discussion and questions from the Commissioners, Commissioner Brown moved to approve, and Commissioner Cohn 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 introduced Dale Ruthsatz, who presented an overview of the new sustainability plan element analysis now being utilized in blighting plans created by LCRA and PIEA, and future expectations of developers and City staff regarding the process.

Daffney Moore presented item 5, *PDA-124-13-RDM – 2901-2937 Olive St. Area (Midtown Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1795 (CB 1795)*. After discussion and questions from the Commissioners, Commissioner Brown moved to approve, and Commissioner Spaid seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal presented item 6, *PDA-139-13-RDM – 4010-66 West Pine Blvd./26-38 N. Sarah St./4001-13 Laclede Ave. Area (Central West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1811 (CB 3920)*. Ryan Pearson from The EDGE Group and Gus Cook from Hallmark Communities (both of Columbus, Ohio), and David Lemkemeier from Lewis Rice were present and responded to questions from the Commissioners regarding the nature of the project. After further discussion, Commissioner Brown moved to approve, and Commissioner Cohn seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal next presented item 7, *PDA-138-13-FBD – Rezone NCT1 to NGT3 (Central West End Form-Based District) – (CB 3920) – Central West End Neighborhood*. The developers and counsel above answered further questions from the Commissioners regarding potential future use of the street frontage as commercial space and the expected impact of tax abatement. Commissioners had additional discussion with Don Roe regarding the Form-Based Code and its implementation in this project and others. After further questions from the Commissioners, Commissioner Brown moved to approve, and Commissioner Cohn 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 presented item 8, *PDA-123-13-RDM – 111 Winnebago St. Area (Marine Villa Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1805 (CB 1768)*. Mark Cusumano on behalf of the developer and Zachary Wood from Polsinelli were present and provided an overview of the project. Following questions regarding the nature of the project and remediation of blight, traffic circulation and the blighting study presented, the Commission agreed to move to the next two presentations before voting, as they all pertained to the same project.

Don Roe next presented item 9, *PDA-122-13-REZ – 111 Winnebago & 3652 Marine – Rezone B to J – (CB 1768) – Marine Villa Neighborhood* and explained the necessity for the rezoning. He also presented item 10, *PDA-121-13-SUD – Marine Winnebago Kosciusko Warehouse Area SUD (Special Use District) Establish SUD Overlay – (CB 1768) – Marine Villa Neighborhood*, and provided an overview of reasons for establishing a special use district for this geography and some of the specific requirements.

After further discussion and questions from the Commissioners, Commissioner Brown moved to approve item 8, and Commissioner Cohn seconded. Eight Commissioners voted to approve by

roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Patrick Brown, Rich Bradley, Dave Visintainer, Michael Powers, Ted Spaid; Dan Jay voted not to approve.

Alderwoman Krewson moved to approve item 9, and Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Patrick Brown, Rich Bradley, Dave Visintainer, Michael Powers, Ted Spaid, and Dan Jay.

Commissioner Spaid moved to approve item 10, and Commissioner Powers 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

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Cohn seconded. Hearing no objection, the meeting adjourned at 7:09 PM.



Susan Stauder, Chair