

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, January 7, 2015 at 5:30 P.M**  
**1520 Market St – Suite 2000 – Conference Room B**

Commissioners Present: Chair Susan Stauder, Ald. Shane Cohn, Michael Powers, Patrick Brown, Dan Jay, Rich Bradley, Ted Spaid; by phone, Denise Peebles

Commissioners Absent: Ald. Lyda Krewson, Dave Visintainer  
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Don Taylor; Betsy Bradley, Lorraine Nunley (CRO); Mary Hart Burton (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Jinesh Shah, Brian Pratt, Craig Biesterfeld, John Clark, Erik Zorumski

At 5:35 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present.

Dick Zerega presented item 5, *PDA-001-15-REZ – 2700 S. Grand Blvd. – Rezoning by Petition – Rezone B & H to H only – Tower Grove East Neighborhood (CB 1445)*. The owner of the property, Jinesh Shaw, provided detail regarding his plans for the property and its recent history of use. Mary Hart Burton spoke in favor of the rezoning because it resolved the disconnect between the zoning of the property and its present use. Commissioners discussed the matter and asked questions about plans for the property. Commissioner Brown moved to approve, and Alderman Cohn seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Cohn, Rich Bradley, Michael Powers, Denise Peebles, Patrick Brown, Dan Jay, Ted Spaid.

Dick Zerega next presented item 6, *PDA-002-15-RDM – 2329-51 & 2320 Market St. – Chapter 99 Blighting Study and Redevelopment Plan – Downtown West Neighborhood – LCRA #1933 (CB 923 & 1714)*. Brian Pratt also spoke in response to Commissioner questions regarding the nature of the property's blight and proposed improvements. Commissioner Brown moved to approve, and Commissioner Spaid seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Cohn, Rich Bradley, Michael Powers, Denise Peebles, Patrick Brown, Dan Jay, Ted Spaid.

Roman Kordal presented item 7, *PDA-007-15-RDX – Addendum #6 to Development Plan of Laclede's Landing Redevelopment Corporation – Downtown Neighborhood (CB 14, 15, 16, 25, 26, 27, 66, 67 & 68)*. John Clark on behalf of the Laclede's Landing Redevelopment Corporation provided an overview of the history of the organization and its projects now and going forward, noting the insufficiency of parking in the area and the potential problems that

poses. Craig Biesterfeld, counsel to Laclede's Landing Redevelopment Corporation, noted the prior addenda to the redevelopment plan had been reviewed by the Planning Commission's predecessor, the Community Development Commission. Don Roe mentioned the potential master plan undertaking that is imminent. Commissioner Jay 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 8, *PDA-008-15-PRS – Demolition Decision Review from Preservation Board (2225 Chippewa) in the Marine Villa Neighborhood (CB 1655)*. The Commissioners discussed the procedural aspects of the process and the purpose of taking up an appeal. Commissioner Powers spoke in favor of taking up the application and affirming the decision. Commissioner Jay 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.

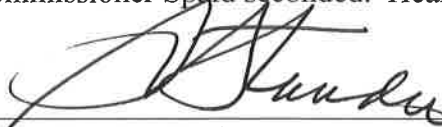
Chair Stauder then asked for a motion on the minutes from the December 3, 2014 meeting. Commissioner Jay moved to approve; Commissioner Powers seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal presented item 3, *PDA-155-04-CMP Strategic Land Use Plan Amendment #12 – Approval to Conduct a Presentation and Public Hearing (at a Future Meeting) – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22<sup>nd</sup> St. Redevelopment Area*. The Commissioners discussed the procedural aspects of the process. Commissioner Brown moved to approve, and Alderman 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 presented item 4, *PDA-001-02-NBD – A Plan for the Neighborhoods of the 5<sup>th</sup> Ward – Amendment #2 – Approval to Conduct a Presentation and Public Hearing (at a Future Meeting) – Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22<sup>nd</sup> St. Redevelopment Area*. The Commissioners discussed the procedural aspects of the process. Commissioner Brown moved to approve, 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 Brown; Commissioner Spaid seconded. Hearing no objection, the meeting adjourned at 7:03 PM.

  
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Susan Stauder, Chair