

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, April 1, 2015 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, Ted Spaid, Dave Visintainer; by phone, Ald. Shane Cohn, Ivy Neyland-Pinkston

Commissioners Absent: Michael Powers, Dan Jay
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Don Taylor; Mary Hart Burton (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Matt Green, Park Central Development; Brian Pratt, Greenstreet; Robert Blane, Steve Sobo and Heidi Klosterman, Washington University; Hans Koehl

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

Chair Stauder called the meeting to order and asked for a motion on the minutes from the February 2, 2015 meeting. Alderwoman Krewson moved to approve; Commissioner Brown seconded. All commissioners present voted to approve by roll call vote: Chair Stauder, Alderwoman Krewson, Alderman Cohn, Rich Bradley, Ivy Pinkston, Patrick Brown, Ted Spaid, and Dave Visintainer.

Chair Stauder asked for a motion on the minutes from the March 2, 2015 meeting. Commissioner Brown moved to approve, and Alderwoman Krewson seconded. The following Commissioners voted to approve by roll call vote: Alderwoman Krewson, Alderman Cohn, Rich Bradley, Ivy Pinkston, Patrick Brown, Ted Spaid, and Dave Visintainer. Chair Stauder abstained.

The Commission took up items 4 and 5, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #13 –Conduct a Presentation and Public Hearing and Adoption of Amendment – Chouteau Gateway – Forest Park Southeast Neighborhood (CB 3957, 3965, 3993.21 & 5114.01)*. Roman provided an overview of the project giving rise to the proposed change and of the existing land uses in the affected area. Matt Green, Project Manager at Park Central Development, explained to the Commission how his organization assisted in gathering neighborhood input and created the vision document *A Vision for the Forest Park Southeast Neighborhood*. He observed the proposed modification to the SLUP was consistent with this document. Chair Stauder next opened the public hearing, and observed that no members of the public were present. Staff reported that no written comments had been received. After asking

for public comment and receiving no response, Chair Stauder closed the public hearing. Alderwoman Krewson moved to approve the resolution, and Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Ald. Krewson, Ald. Cohn, Chair Stauder, Rich Bradley, Ivy Neyland-Pinkston, Patrick Brown, Ted Spaid, Dave Visintainer.

Next, Roman Kordal presented item 6, *PDA-230-07-CUP – Washington University Medical Center (WUMC) Community Unit Plan (CUP) – Amendment #2 – Central West End Neighborhood (CB4807)*. Roman outlined the basis for the amendment, which was that Washington University no longer owned the property and Community Unit Plans could only apply to property owned by the original applicant. He also summarized the staff recommendations. Robert Blaine, Steve Sobo and Heidi Klosterman from Washington University were present and answered questions from the Commissioners. Staff also provided a broader overview of the relationship between CUPs and zoning. Commissioner Spaid moved to approve, and Commissioner Brown 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 7, *PDA-048-15-REZ – 4433 Marcus (near Bircher Blvd.) – Rezoning by Petition – Rezone A to F – O W Partners, LC – proposed new Convenience Store – Penrose Neighborhood (CB 4403.25)*. He provided an overview of the proposed redevelopment and showed photos of the area to be affected by the reconstruction of a convenience store with a different physical orientation. The commissioners extensively discussed the proposal and asked questions of staff and also Hans Koehl, architect for the project, who was also present. Commissioners expressed concern over the potential impact of the rezoning on the neighboring residential property, which appeared to be a single-family house. The project as presented appeared to pose potentially excessive light exposure and a trash dumpster that could be immediately adjacent to the neighboring property's front yard, which may be partially mitigated with tall fencing on-top-of retaining walls along the property line and toward Marcus Ave. Staff noted that a conditional use permit hearing would have to take place before the project would be authorized by the City. The commissioners discussed the Code requirement that they act within 45 days following receipt of the rezoning application. Commissioner Brown moved to approve the resolution, with the additional request for staff to prepare a draft letter for the Commission's review at the May meeting to submit for consideration as part of the conditional use hearing process. Commissioner Pinkston seconded. The motion passed with a roll call vote as follows: voting to approve: Ald. Cohn, Chair Stauder, Rich Bradley, Ivy Neyland-Pinkston, Patrick Brown, Ted Spaid; voting not to approve: Ald. Krewson, Dave Visintainer.

The Commission next took up two informational items.

First, following the earlier discussion regarding the WUMC CUP, Roman discussed the potential for a proposed amendment to the zoning code to address the potentially cumbersome CUP amendment procedures. Under some circumstances amendments to CUPs are actually required by law, but current Code language requires a substantial amount of work for potentially little result. Mary Hart Burton observed that although Washington University is the main user of CUPs, a number of other "inactive" CUPs are still on the books and could pose a detriment to development. Staff will undertake further research and report back to the Commission. Alderman Cohn left the meeting at 6:56.

Next, Don Roe presented a brief overview of the status of staff's research on alternative methods of zoning notifications for rezoning property. He updated the Commissioners on this investigation, which is in response to a presentation in March from Mr. Franklin and other neighbors of the Village at Delmar Place development. He showed a number of examples of postings currently in use by the City, and a draft chart comparing other municipalities' practices. Mary and Dick also discussed other aspects of their research. The item will be revisited as further research takes place for more discussion.

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 Visintainer; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 7:14 PM.

A handwritten signature in cursive script, appearing to read "S. Stauder", written over a horizontal line.

Susan Stauder, Chair