

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, July 10, 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, Dan Jay, Dave Visintainer, Mike Powers

Commissioners Absent: Ivy Pinkston, Ted Spaid  
(3 Commission vacancies)

Staff Present: Don Roe, Daffney Moore, Dick Zerega, Adona Buford, Don Taylor

Counsel Present: David Meyer, City Counselor's Office

Guests: Ald. Christine Ingrassia, Tim Delahanty, Jennifer Weston, John Weston, Mary Visintainer, Matt Negri, Creighton Brinson

At 5:41 p.m., Director Don Roe addressed the Commissioners, welcomed Mike Powers to the Commission as representative of President Lewis Reed, 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 June 5, 2013 meeting. Commissioner Brown moved to approve; Commissioner Visintainer seconded. The seven Commissioners present voted to approve by roll call vote: Susan Stauder, Shane Cohn, Patrick Brown, Rich Bradley, Dan Jay, Dave Visintainer and Mike Powers.

Dick Zerega presented Item 3, *PDA-078-01-NBD – Lafayette Square Neighborhood – Urban Plan Amendment #1 – Neighborhood Plan – Conduct a Presentation and Public Hearing*. Following Ald. Krewson's arrival at 5:50, he presented the details of the proposed amendment to the Plan, which primarily focuses on encouraging a mixture of commercial and residential land uses and zoning along specific portions of the Chouteau corridor.

At 6:08, Chair Stauder opened the public hearing on the Lafayette Square Neighborhood Urban Plan proposed amendment. Alderman Christine Ingrassia of the Sixth Ward expressed her support of the proposed amendment after working with the public and obtaining input from her constituents. Tim Delahanty, vice president of the Lafayette Square Restoration Committee, presented a letter of support on behalf of the organization indicating that the general membership of the organization had voted to support the proposed amendment. Jennifer Weston, immediate past president of the Lafayette Square Restoration Committee, also appeared to express her support for the proposed amendment. Mary Visintainer also indicated the remaining members of the public present were in attendance to express their support. Rich Bradley left the meeting at 6:17.

Chair Stauder, following a motion by Ald. Cohn, seconded by Patrick Brown, and unanimous voice vote in favor, proceeded to close the public hearing at 6:20. Patrick Brown moved to extend the opportunity to submit written comments to the Planning Commission for an additional thirty days, and the motion was seconded by Ald. Cohn. 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 observed that Item 4, *PDA-039-13-REZ – 4821 Palm – Rezone B to F – (CB 4454) - Kingsway East Neighborhood*, was tabled at the last meeting and as there was no reason presented at this meeting to take up the item, it remained tabled.

Daffney Moore presented item 5, *PDA-084-13-RDR – Arlington Grove Phase II Area (Wells Goodfellow Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1761 (CB 3819.03, 3819.09, 3819.10, 4827, 4826, 4914 & 4913)*. She presented background and the history of Planning Commission action in the neighborhood. Discussion of proposed tax incentives predominated, with Commissioners expressing concern that limiting 15-year tax abatement to low income tax credit-supported projects may influence development in a particular way that may not be optimal. Don Roe invited the Commissioners to tour the Redevelopment Area so they could observe the conditions that prevail. Following further discussion, Alderman Cohn moved to approve and Patrick Brown seconded. The seven Commissioners present voted to approve by roll call vote: Susan Stauder, Shane Cohn, Lyda Krewson, Patrick Brown, Dan Jay, Dave Visintainer, Mike Powers.

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 Visintainer; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 6:50 PM.

  
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Susan Stauder, Chair