

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, September 7, 2016 at 5:30 P.M**  
**1520 Market St – Suite 2000 – Conference Room B**

Commissioners Present: Chair Dave Visintainer, Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Michael Powers, Tracy Boaz, Ametra Harris, Earl Strauther

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

Staff Present: Roman Kordal, Don Taylor, Michelle Carter

Counsel Present: David Meyer, City Counselor's Office

Guests: Kelly Baumer, Michael Schnaare, Perry Hirtz, David Heimbarger, Michael Lucido, David Lemkemeier, John Anselmo, Larry Marks, Austin Albert, Meg Bruins, Alderman Ogilvie.

At 5:31 p.m., Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present. Chair Visintainer called the meeting to order. Mr. Roe informed the Commission that it has a new Commissioner and introduced Commissioner Ametra Harris. Commissioner Harris gave a brief introduction about herself. Don then introduced Michelle Carter, who has joined the staff of the Planning & Urban Design Agency as Administrative Assistant II.

The Commission first took up item 3, *PDA-070-16-REZ – 1315-39 S. Grand Blvd & 3632 Rutger St. (CB 2178), 3656 Hickory St. (CB 2181.06) & 1101 & 1121-27 S. Grand Blvd. & 1126 Motard Ave. (CB 2180)-(Tiffany Neighborhood) – Rezone "H" or "C" to "J"*. Roman Kordal presented the resolution. Michael Schnaare of the Lawrence Group, Kelly Baumer of SSM and Perry Hirtz were present to discuss the time frame of acquiring surrounding properties, concerns of any disruptions of hospital operations and potential employment opportunities. They noted that all the property was owned by either SLU or SSM. Commissioner Brown moved to approve the resolution as presented and Commissioner Powers seconded the motion. The motion passed by roll call vote with all Commissioners present voting yes: Rich Bradley, Alderman Boyd, Patrick Brown, Denise Peoples, Michael Powers, Tracy Boaz, Ametra Harris, Earl Strauther and Dave Visintainer.

The Chair next asked for a motion on the minutes from the July 6, 2016 meeting. Commissioner Bradley moved to approve; Commissioner Powers seconded. The following Commissioners present voted to approve by roll call vote: Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Tracy Boaz, and Dave Visintainer. Michael Powers, Earl Strauther and Ametra Harris abstained.

The Commission took up item 4, *PDA-073-16-REZ – 4547 & 4901-09 Geraldine Ave. (CB 5090), -(Mark Twain Neighborhood) – Rezone “A” to “F”*. Roman Kordal presented the resolution. The petitioner, John Anselmo, was present to discuss the project. Alderman Boyd expressed concerns regarding acquiring remaining properties and vacating the alley. Mr. Anselmo explained the time frame necessary to acquire all of the remaining properties. He also explained the agreements that are set in place for the remaining occupied properties. Roman noted that Alderwoman Tyus had responded regarding status of her support, which may cause the petitioner to proceed differently. Mary Hart Burton, Zoning Administrator, explained the alternative process. Alderman Boyd moved to approve the resolution as presented and Commissioner Strauther seconded the motion. The motion passed by roll call vote with the following Commissioners present voting yes: Rich Bradley, Alderman Boyd, Patrick Brown, Denise Peoples, Michael Powers, Ametra Harris, Earl Strauther and Dave Visintainer. Tracy Boaz voted against the resolution.


The Commission took up item 5, *PDA-071-16-RDX –Blighting Study- St. Louis Midtown Redevelopment Area (Multiple CB’s) - (Midtown, The Gate District and Tiffany Neighborhoods)* Roman Kordal presented the resolution. Roman explained the purpose of the review was for the Commission to determine if this area is blighted. Development Strategies prepared the study. The study concluded that 40% of the area consisted of vacant buildings and lots and 61% of the buildings are in very poor condition. According to the study, the area has experienced a 32% decrease in taxable assessed value. The current conditions are those of a blighted area by the City of St. Louis and the State of Missouri definitions. Present to answer questions regarding the redevelopment were Larry Marks of Development Strategies, Dave Lemkemeier, attorney for SLU, and Michael Lucido and David Heimburger of SLU. Commissioners expressed concern for blighting an area that has a large hospital. Don Roe explained that this redevelopment is for a geographical area and not a single parcel and that not every square foot must be blighted so long as there is evidence that the overall area is blighted. Commissioner Strauther inquired about tax credits being offered to potential businesses. Mr. Roe explained that there will be some tax benefits, but not every business will take advantage of them. It depends on the nature of their business as to which benefit applies. Don explained that when the redevelopment plan is submitted, it will specify the availability and nature of tax abatement. Michael Powers left the meeting at 6:10. Commissioner Brown moved to approve the resolution as presented and Commissioner Boaz seconded the motion. The motion passed by roll call vote with the following Commissioners present voting yes: Rich Bradley, Alderman Boyd, Patrick Brown, Tracy Boaz, Ametra Harris, Earl Strauther and Dave Visintainer. Denise Peoples abstained.

The Commission next took up item 6, *PDA-072-16-PRS – Clayton Ave. Building Preservation Board determination review*. Don Roe presented the resolution. Commissioner Bradley expressed that additional information is needed. Patrick Brown left the meeting at 6:45. Commissioner Strauther moved to review the Preservation Board determination and Commissioner Bradley seconded. The following Commissioners present voted to review by roll call vote: Alderman Jeffrey Boyd, Rich Bradley, Denise Peoples, Ametra Harris, Tracy Boaz and Earl Strauther. Chair Visintainer voted against the review.

The Commission next took up item 7, PDA-074-16-PRS – S. Broadway building Preservation Board determination review. Don Roe presented the resolution. Commissioner Bradley moved to review the resolution and Commissioner Strauther seconded. There was no objection to use of the previous roll call, and the item was approved for review with Alderman Jeffrey Boyd, Rich Bradley, Denise Peeples, Ametra Harris, Tracy Boaz and Earl Strauther in favor and Chair Visintainer against.

Don Roe briefly discussed item 8, Big City Planning Director's Institute-Case Study and item 9, Update on 100 Resilient Cities. He noted that the six to nine month process for the City's resiliency plan began this evening. These informational items were included with materials provided to the Commissioners.

With no further business before the Commission, Alderman Boyd moved to adjourn the meeting and Commissioner Bradley seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:05 PM.

 10/05/16  
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Dave Visintainer, Chair