

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, October 2, 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, Denise Peoples,

Commissioners Absent: Dan Jay, Ted Spaid  
(3 Commission vacancies)

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

Counsel Present: David Meyer, City Counselor's Office

Guests: Michele Duffe, Mary Hart Burton, and members of Professor Mark Abbott's urban studies classes from Harris-Stowe State University and St. Louis University

At 5:30 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 September 11, 2013 meeting. Commissioner Bradley moved to approve; Commissioner Visintainer seconded. The eight 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, Denise Peoples.

Don Roe noted that Item 3 from the September 11, 2013 agenda which was tabled at that meeting (*PDA-078-01-NBD – Lafayette Square Neighborhood – Urban Plan Amendment #1 – Neighborhood Plan – Conduct a Presentation and Public Hearing*) should remain tabled, so no further action was taken on this item.

Roman Kordal presented item 3, *PDA-101-13-RDR – Hyde Park Scattered Sites V Area (Hyde Park Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1782 (CB 1167, 1180, 1181, 1245, 1743, 1747 & 2399)*. He also introduced Michele Duffe on behalf of the redeveloper of the properties, and Ms. Duffe provided an extensive overview of this project and other projects which have been underway in the neighborhood for a number of years, with a map of the completed and prospective projects. Commissioner Bradley 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.

Daffney Moore presented item 4, *PDA-102-13-RDR – 1900 Pine Area (Downtown West Neighborhood) – Chapter 100 Blighting Study and Redevelopment Plan – PIEA #5114 (CB 902)*.

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.

Dick Zerega presented item 5, *PDA-121-13-SUD – Marine Winnebago Kosciusko Area SUD – Draft Special Use District Overlay – Marine Villa Neighborhood (CB 1768)*. Mr. Zerega provided an overview of the draft resolution and associated action items that are anticipated but not yet ripe for Commission consideration, including a Chapter 99 LCRA plan and rezoning. The Commissioners discussed the draft, map and other graphics in Mr. Zerega's presentation with Mr. Zerega and Don Roe.

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. He drew attention to one particular item where the development cost of the project was valued at more than \$1 million. After discussion, there was no objection by the Commissioners to that course of action.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Visintainer; Commissioner Cohn seconded. Hearing no objection, the meeting adjourned at 6:31 PM.



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Susan Stauder, Chair