

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, October 1, 2014 at 5:30 P.M**  
**1520 Market St – Suite 2000 – Conference Room B**

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

Commissioners Absent: Dave Visintainer  
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Adona Buford, Don Taylor; Lorraine Nunley (CRO); Kathy Sullivan (Parks, Recreation and Forestry)

Counsel Present: David Meyer, City Counselor's Office

Guests: Tom Suter, Shield Properties; Sid Chakowerty; Sean Spencer; Tom Pickel

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

Chair Stauder called the meeting to order. Don Roe drew the Commissioners' attention to the exhibit recently on display at the Pulitzer Museum, "Visualizing Density," currently on view in the interior corridors of 1520 Market, as well as the exhibit on Mid-century Modern Architecture in the hall by the large boardroom. He also noted that the APA just announced the Central West End as one of the ten Great Neighborhoods for 2014.

Chair Stauder then asked for a motion on the minutes from the September 3, 2014 meeting. Commissioner Brown moved to approve; Alderwoman Krewson seconded. Eight Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Krewson, Rich Bradley, Michael Powers, Denise Peeples, Patrick Brown, Dan Jay, Ted Spaid.

Dick Zerega presented item 3, *PDA-123-14-REZ – 5213 Bischoff – Rezoning by Petition – Rezone A to F – Hill Neighborhood (CB 4074)*. He explained the purpose of the rezoning and introduced Tom Suter, owner of the property, who also provided background on the proposed project and reasons for the amendment. Ald. Cohn arrived at 5:50 p.m. Commissioner Jay moved to approve, and Commissioner Bradley seconded. The Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Michael Powers, Rich Bradley, Denise Peeples, Patrick Brown, and Dan Jay voted in favor, and Ted Spaid abstained.

Dick Zerega next presented item 4, *PDA-124-14-REZ – 2842 Magnolia – Rezoning by Petition – Rezone C to B – Fox Park Neighborhood (CB 1426)*. He explained the purpose of the rezoning

and introduced Tom Pickel on behalf of the redeveloper of the property, who also provided background on the proposed project and reasons for the amendment. Commissioner Spaid moved to approve, and Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Michael Powers, Rich Bradley, Denise Peeples, Patrick Brown, Dan Jay, and Ted Spaid.

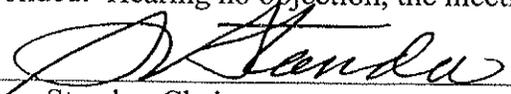
Roman Kordal presented item 5, *PDA-013-14-RDR – 5528 & 5560 Pershing Area – Chapter 99 Blighting Study and Redevelopment Plan – DeBaliviere Place Neighborhood – LCRA #1907 (CB 3873)*. Sid Chakoverly on behalf of the redeveloper was present and answered questions from the Commissioners. Commissioners expressed some concern that sufficient funds may not be invested in the property to support an adequate renovation, and that some of the prospective renovations could be performed in a more architecturally appealing manner. Ald. Krewson moved to approve, and Dan Jay seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Michael Powers, Rich Bradley, Denise Peeples, Patrick Brown, Dan Jay, and Ted Spaid.

Roman Kordal next presented item 6, *PDA-016-14-RDR – 4321-25 Manchester Area – Chapter 99 Blighting Study and Redevelopment Plan – Forest Park Southwest Neighborhood – LCRA #1908 (CB 5112.02)*. Sean Spencer on behalf of the redeveloper was present and answered questions from the Commissioners. Ald. Cohn moved to approve, and Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Michael Powers, Rich Bradley, Denise Peeples, Patrick Brown, Dan Jay, and Ted Spaid.

Dick Zerega then presented item 7, *PDA-110-14-TOP – North Riverfront Park Master Plan*. He noted that the plan had previously been presented to the Commission and a public hearing on the plan had taken place at the last Commission meeting, and that the Commission received no further public comment on the plan following the meeting. He reviewed the Staff's proposed modifications to the plan, which were acknowledged in the resolution before the Commission. Commissioner Jay 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.

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 also observed that recently the Commission packets have contained more extensive summaries of major projects under an acre, and that Staff would also continue to present certain prominent or significant projects to the Commissioners for their direct review even though the projects were less than an acre.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Brown; Ald. Cohn seconded. Hearing no objection, the meeting adjourned at 6:40 PM.

  
Susan Stauder, Chair