

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, May 6, 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, Michael Powers, Dan Jay, Ted Spaid, Dave Visintainer; by phone, Ivy Neyland-Pinkston

Commissioners Absent: Ald. Joe Roddy
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Don Taylor, Adona Buford, Michael Lawanas; Betsy Bradley, Lorraine Nunley (Cultural Resources); Mary Hart Burton (Zoning); Ivie Clay

Counsel Present: David Meyer, City Counselor's Office

Guests: Carol Clarkson, Dan Kruep, Marquita Barbieri, Patrick Barrett, Mark Groenda, Michele Desloge, Frank Desloge

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 and asked for a motion on the minutes from the April 1, 2015 meeting. Commissioner Powers moved to approve; Commissioner Visintainer seconded. All commissioners present voted to approve by roll call vote: Chair Stauder, Alderwoman Krewson, Rich Bradley, Michael Powers, Patrick Brown, Ted Spaid, and Dave Visintainer.

The Commission took up item 4, *PDA-047-15-REZ – 1714-16, 1718, 1720 & 1722 N. 13th St. – Rezoning by Petition – Rezone D to F – Sunshine Ministries Inc. – proposed Men's Facility – Old North St. Louis Neighborhood (CB 645)*. Roman provided an overview of the proposed project giving rise to the proposed change and of the existing land uses in the affected area. Carol Clarkson, Executive Director of Sunshine Ministries, Inc., was available for questions. After discussion, Commissioner Brown moved to approve the Resolution and Alderwoman Krewson seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting Aye.

Next, Dick Zerega presented item 5, *PDA-045-15-REZ – 2524-2630 Glasgow Ave. – Rezoning by Petition – Rezone C to J – Sensient Colors LLC. – proposed Inks Facility – JeffVanderLou Neighborhood (CB 1898)*. He outlined the basis for the zoning change, and introduced Patrick Barrett from Sensient Colors, LLC and Marquita Barbieri, counsel. Mr. Barrett discussed the plant's history and recent expansion five years ago. He also provided an overview of the company's plans for the near future regarding the site. Following discussion and the arrival of Commissioners Jay at 5:43 and Pinkston at 5:46, Commissioner Powers moved to approve, and Commissioner Visintainer seconded. All commissioners present voted to approve the Resolution

by roll call vote: Chair Stauder, Alderwoman Krewson, Rich Bradley, Michael Powers, Ivy Pinkston, Dan Jay, Patrick Brown, Ted Spaid, and Dave Visintainer.

Dick Zerega presented item 6, *PDA-049-15-REZ – 3632-78 Hickory St. & 3633-81 Rutger St. – Rezoning by Petition – Rezone J to H – Saint Louis University – proposed Hospital & Ambulatory Care Center – Tiffany Neighborhood (CB 2181.06)*. He provided an overview of the proposed development and showed photos of the area to be affected, and introduced Dan Kruep of the St. Louis University facilities planning and construction office. Mr. Kruep discussed the University's plans for the site and the nearby parcels which had been previously reviewed by the Planning Commission for potential demolitions. Following discussion, Commissioner Brown moved to approve the Resolution and Commissioner Jay seconded the motion. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting Aye.

Roman Kordal presented item 7, *PDA-050-15-RDM – 4526-4628 Olive St. Area (Central West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1953 (CB 4576)*. Mark Groenda of Blackline Design + Construction, the general contractor for the proposed project in a portion of the redevelopment area, was present and answered questions from the Commissioners regarding the expectations for the project. Alderwoman Krewson left the meeting prior to this presentation. Commissioner Spaid moved to approve the Resolution, and Commissioner Brown seconded. All commissioners present voted to approve by roll call vote: Chair Stauder, Rich Bradley, Michael Powers, Ivy Pinkston, Dan Jay, Patrick Brown, Ted Spaid, and Dave Visintainer.

Dick Zerega presented item 3, *PDA-044-15-HDL – Recommend Landmark Designation For The Maya Angelou Birthplace at 3130 Hickory Street (CB 1274) – The Gate District Neighborhood*, jointly with Betsy Bradley, Cultural Resources Director. They discussed the history of the structure on the property and its surroundings and historical context. Commissioner Brown moved to approve the Resolution, and Commissioner Powers seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting Aye.

Don Roe updated the Commission on staff research on zoning notification best practices, and reported that the staff expects to present more results at the next meeting.

He also distributed copies of the letter drafted for submission to the conditional use hearing for 4433 Marcus Avenue, which was requested at the April meeting. Commissioners suggested some modifications to the letter to incorporate a recommendation regarding the location of the trash dumpster near the adjacent alley, and there was further discussion on the process as a whole and the potential for NSO involvement with respect to the neighborhood context.

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 Jay; Commissioner Brown seconded. Hearing no objection, the meeting adjourned at 6:35 PM.

A handwritten signature in cursive script, appearing to read "S. Stauder", written in black ink.

Susan Stauder, Chair