

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, June 5, 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, Tom Shepard, Dan Jay, Denise Peeples, Ted Spaid

Commissioners Absent: Richard Bradley, David Visintainer
(3 Commission vacancies)

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

Counsel Present: David Meyer, City Counselor's Office

Guests: George Stock, Mike Convy, Bill Kuehling, LeRoy Grant, Rhonda Smythe, Mary Hart Burton, Arnie Tulloch, Catherine Werner

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 May 1, 2013 meeting. Commissioner Brown moved to approve; Tom Shepard seconded. All seven Commissioners present voted to approve by roll call vote: Susan Stauder, Lyda Krewson, Ted Spaid, Patrick Brown, Denise Peeples, Dan Jay, and Tom Shepard.

Item 3, *PDA-039-13-REZ – 4821 Palm – Rezone B to F – (CB 4454) - Kingsway East Neighborhood*, was tabled at the last meeting. Bill Kuehling on behalf of the petitioner requested the item be tabled once again. Commissioner Brown moved to maintain the tabled status of this item, and Commissioner Krewson 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 4, *PDA-069-13-REZ – 4565 & 4545 Children's Pl. 4350-4556 & 4528 Parkview Pl. (CB4781.05), 4501, 4529, 4533, 4537, 4539, 4541, 4576 Parkview Pl., (CB 3890) – Rezone E & J to H – Central West End Neighborhood*. George Stock from Stock & Associates Consulting and Mike Convy on behalf of the St. Louis College of Pharmacy responded to questions from Commissioner Jay regarding the relationship between the zoning amendments and the adjacent Community Unit Plan. George Stock provided information regarding future plans of the St. Louis College of Pharmacy. Following discussion among the Commissioners, Commissioner Jay moved to approve the resolution and Commissioner Shepard seconded. Six Commissioners voted to approve by roll call vote: Susan Stauder, Lyda Krewson, Patrick Brown, Denise Peeples, Dan Jay and Tom Shepard. Ted Spaid abstained. The item was approved.

Daffney Moore presented item 5, *PDA-048-13-RDR – College Hill Nazareth Homes Area (College Hill Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1736 (CB 3360, 3388, 3389)*. Following discussion by the Commissioners, Commissioner Spaid moved to approve and Commissioner Brown seconded. All seven Commissioners present voted to approve by roll call vote: Susan Stauder, Lyda Krewson, Ted Spaid, Patrick Brown, Denise Peeples, Dan Jay, and Tom Shepard.

Daffney Moore presented item 6, *PDA-049-13-RDR – Shepard Apartments Area – (JeffVanderLou Neighborhood) - Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1746 (CB 998, 1847)*. Following discussion by the Commissioners, Commissioner Spaid moved to approve and Commissioner Krewson 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 8, *PDA-051-13-RDM – 1301 S. Wharf Area – (Kosciusko Neighborhood) - Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1738 (CB 860)*. LeRoy Grant on behalf of Redbird Carriers was present and answered questions from the Commissioners. Following further discussion by the Commissioners, 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.

Alderman Cohn arrived at 6:33 p.m.

Roman Kordal presented item 7, *PDA-050-13-RDM – 901-23 Locust, 416 N. Ninth & 421 N Eighth Area – (Downtown Neighborhood) - Chapter 99 Blighting Study and Redevelopment Plan - LCRA #1747 (CB 194, 272)*. The Commissioners discussed this proposed plan in great detail. Many Commissioners expressed concerns about the language in the Redevelopment Plan pertaining to the blighting and urban design regulations related to its remediation. Specifically, the urban design regulations anticipated the demolition of 919 and 923 Locust and had specific language related to the subsequent use of those parcels. Several Commissioners had suggestions regarding modifications to the proposed language, and the Commissioners collectively drafted new language related to that section, as it related to the blight and remediation of the blight of the Redevelopment Area.

Following this discussion by the Commissioners, Commissioner Jay moved to modify the draft resolution to incorporate additional recommendations as discussed by the Commissioners, including a recommendation to revise Section B.8.b of the Redevelopment Plan in a specific manner, and directed staff to notify interested parties of the Commission's recommendation. Alderman Cohn seconded the motion. All eight Commissioners present voted to approve by roll call vote: Susan Stauder, Lyda Krewson, Shane Cohn, Ted Spaid, Patrick Brown, Denise Peeples, Dan Jay, and Tom Shepard.

Alderwoman Krewson left at 7:40 p.m.

Commissioner Brown moved approval of the resolution, as modified, and Alderman Cohn seconded. All seven Commissioners present voted to approve by roll call vote: Susan Stauder, Shane Cohn, Ted Spaid, Patrick Brown, Denise Peeples, Dan Jay, and Tom Shepard.

Other business for this meeting:

Don Roe addressed the Commissioners for the need to conduct a presentation and Public Hearing for two proposed plans and provided a brief background on each one. Commissioner Brown moved to authorize the Director to commence the public hearing process for the Lafayette Square Neighborhood Plan, and Commissioner Shepard 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 yes.

Commissioner Brown then moved to authorize the Director to commence the public hearing process for the Bicycle Master Plan, and Commissioner Shepard 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 yes.

Catherine Werner, Sustainability Director, was present and provided an update on the priorities being established by the Mayor's office under the recently adopted topical Sustainability Plan.

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 8:05 PM.



Susan Stauder, Chair

