

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, July 1, 2015 at 5:30 P.M
1520 Market St – Suite 2000 –Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Jeffrey Boyd, Dave Visintainer, Denise Peoples, Michael Powers, Dan Jay, Ted Spaid

Commissioners Absent: Patrick Brown, Rich Bradley
(3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Don Taylor, Mary Hart Burton

Counsel Present: David Meyer, City Counselor's Office

Guests: Randy Rhoads, Emily Bernstein, Brian Pratt, Rob Maltby, Ametra Harris, Mark Cusumano, Tracy Boaz

At 5:45 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 June 3, 2015 meeting. Commissioner Jay moved to approve; Commissioner Powers seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Michael Powers, Dan Jay and Dave Visintainer. Commissioner Spaid arrived at 5:48.

Don Roe briefly mentioned item 3 as part of a wider overall City initiative, but noted that this item was withdrawn pending further review.

The Commission took up item 4, *PDA-089-15-REZ – 4146, 4148-4200 & 4204 Finney Ave. – Rezoning by Petition – Rezone F and C&F to C only (CB 4563) – and Rezoning by Initiation – 4202 Finney Ave. – Rezone C&F to C only (CB 4563) – Phase III of North Sarah Development – Vandeventer Neighborhood*). Dick Zerega presented the item and Randy Rhoads and Emily Bernstein on behalf of the developer were present and answered questions from the Commissioners regarding park area adjacent to the project and the process associated with the request as it pertained to the parcel at 4202 Finney Ave. that did not have a rezoning request affidavit submitted directly by its owner. The developer's representatives noted that the project was slated to close by the end of the year and the rezoning was a necessary prerequisite. Commissioner Jay moved to approve the Resolution, and Alderman Boyd seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Michael Powers, Dan Jay, Denise Peoples, Ted Spaid, and Dave Visintainer.

The Commission took up item 5, *PDA-090-15-REZ – 1607 Tower Grove Ave. – Rezoning by Petition – Rezone C and J to F –Tower Grove Mews – Botanical Heights Neighborhood (CB*

4974). Dick Zerega presented the item and answered questions from the Commissioners, primarily regarding the MSD requirements that led to the rezoning request. Commissioner Powers moved to approve the Resolution, and Alderman Boyd seconded. There was no objection to use of the previous roll, and the item was approved with all voting yes.

The Commission took up item 6, *PDA-075-15-RDR – S. Broadway / Dakota / Osceola / Nebraska Area (Mount Pleasant Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1992 (CB 2706)*. Don Roe presented the item and Kevin Buchek from Roanoake Construction on behalf of the developer answered questions from the Commissioners regarding the overall project, history of the structures, financing and plans for redevelopment. Commissioner Spaid moved to approve the Resolution, 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.

The Commission took up item 7, *PDA-076-15-RDM – 825-855 East Taylor Ave. Area (North Riverfront Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1984 (CB 4396)*. Dick Zerega presented the item and Mark Cusumano, the developer, answered questions from the Commissioners regarding the nature of the redevelopment. Alderman Boyd moved to approve the Resolution, and Alderwoman Krewson seconded. Previous roll was requested. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Michael Powers, Denise Peeples, and Dave Visintainer. Commissioners Jay and Spaid voted against approval. The motion passed.

The Commission took up item 8, *PDA-075-15-RDM – Chouteau / Sarah / Papin Area (Forest Park Southeast Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1986 (CB 3957)*. Roman Kordal presented the item and Brian Pratt and Rob Maltby from Green Street Properties answered questions from the Commissioners regarding the overall project and its history, parking plans, and expected construction cycle. The plaza area in front of the project and MSD requirements were also discussed, as well as the overall sustainability plans for the project. Commissioner Spaid moved to approve the Resolution, and Alderman Boyd seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Alderman Boyd, Chair Stauder, Michael Powers, Denise Peeples, Dan Jay, Ted Spaid and Dave Visintainer.

Chair Stauder noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners.

Don Roe discussed upcoming additions to the Planning and Urban Design staff, including the addition of a part-time landscape architect funded by the Missouri Department of Conservation. He also introduced Nahuel Fefer from the Mayor's Office, who is working with the development agencies on the Sustainability Impact Statements to consider additional incentives that could be associated with tax abatement.

Next, Don Roe noted the sample posters from other jurisdictions that had been placed on the wall for the Commissioner's review, and indicated that the project of reviewing online and social

media communications was still progressing. The Commission can expect further reports in the near future.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Powers seconded. Hearing no objection, the meeting adjourned at 7:15 PM.



Susan Stauder, Chair