

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, September 3, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: In person: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Michael Powers, Dave Visintainer, Ivy Pinkston, Patrick Brown

Advisor to the Commission: Gary Bess, Director of Parks, Recreation and Forestry

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

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Daffney Moore, Adona Buford, Don Taylor; Bob Lordi (Zoning); Kathy Sullivan (Parks, Recreation and Forestry)

Counsel Present: David Meyer, City Counselor's Office

Guests: Megan Ridgeway, Russ Volmert, John Anselmo, A.M. Pruitt, Tom Pickel, Mike Mueller, Netkeitha Heath, Tanisha Joyce, Antonio Gully

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 July 2, 2014 meeting. Ald. Cohn moved to approve; Commissioner Visintainer seconded. Six Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Krewson, Ald. Cohn, Rich Bradley, Michael Powers, Dave Visintainer; Commissioner Brown abstained.

Dick Zerega introduced item 3, *PDA-110-14-TOP – North Riverfront Park Master Plan*. Advisor to the Commission Gary Bess provided an overview of the draft Master Plan, completed in January 2010. He noted some funding has become available as a result of recent bonding activity, so this is an opportune time for the Commission to take up the matter. He described the procedural process to develop the plan and neighborhood input that was received. He indicated \$3 million is now available to spend on the project, of a total of \$11 million proposed, and 27 projects.

Megan Ridgeway from Arcturis next presented details from the plan, assisted by Russ Volmert. She indicated that a community-based landscape scaled art project was an initial important component. She provided a more detailed overview of the process to develop the plan, outlining the meeting process to derive design components and the ultimate plan over three meetings and three related public hearings. She reviewed details of each component of the master plan, broken

down by geographic segment within the park. She explained the phased nature of the plan and how implementation could be gradual.

Commissioners then asked questions of Mr. Bess, Ms. Ridgeway, Mr. Volmert. Mr. Bess responded to questions from Commissioner Pinkston, who arrived at 6:06, that the City of St. Louis' direct investment in the project would be limited to items such as drainage upgrades and water fountains. Commissioner Visintainer observed the area was prone to flooding and the Commissioners, Mr. Bess and Ms. Ridgeway discussed potential means to stabilize the bank and avoid erosion in the area and indicated that further investigations are still underway. Upon being asked about priorities within the plan, Mr. Bess said that the priorities and projects were included in the ordinance authorizing expenditures of funds on the plan related to the \$3 million in funds available from the recent bonds. Commissioner Pinkston expressed concern that the concept of governance needed to be clarified so the authority for operations clearly remains with the City of St. Louis and that the Comptroller's office would like a representative.

Chair Stauder opened the hearing to the public for comments. Tanisha Joyce had questions about the process leading to the plan and about public meetings and time frames. Ms. Ridgeway reported the process took approximately four to six months, and that the public had been invited to participate through advertising, Aldermanic invitation, and postings. Netketha Heath asked how citizens would be selected for the advisory board. Mr. Bess stated the process would be developed by working with elected officials, and public officials and members of the public would ultimately compose the advisory entity. At 6:37, Chair Stauder closed the public comment portion of the public hearing.

Staff reported that the North Riverfront Master Plan would return to a future agenda for further consideration and a possible vote as a Topical Plan.

Daffney Moore presented item 5, *PDA-091-14-RDR – Magnolia/Oregon/Ohio Scattered Sites Area – Chapter 99 Blighting Study and Redevelopment Plan – Fox Park and Benton Park West Neighborhoods – LCRA #1887 (CB 1357, 1422, 1426, 2076 & 2977)*. Tom Pickel on behalf of the redeveloper was present and answered questions from the Commissioners. Commissioner Brown moved to approve, and Ald. Cohn seconded. The Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Michael Powers, Rich Bradley, Ivy Pinkston, Patrick Brown, Dave Visintainer.

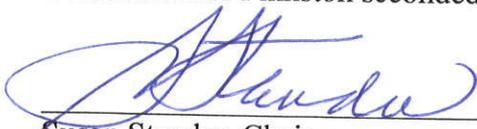
Roman Kordal next presented item 4, *PDA-111-14-REZ – 4537, 4541 & 4545 Geraldine – Rezone A to F – Mark Twain Neighborhood (CB 5090)*. John Anselmo and Mike Mueller were present on behalf of the petitioner to answer questions from the Commissioners. Bob Lordi on behalf of the Zoning Administrator, was also present. The petitioner's representatives acknowledged that as the project was phased, at least one further rezoning petition for other portions of City Block 5090 will be required before the second phase can move ahead. They indicated the petitioner has acquired approximately 75% of the property for the two phases of the development and anticipates constructing a 'next generation' gas station, convenience store and car wash with potential LEED certification. After further discussion and questions from the Commissioners, Commissioner Brown moved to approve, and Ald. Krewson. The Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson,

Rich Bradley, Ivy Pinkston, Patrick Brown, Dave Visintainer; Mike Powers abstained and Ald. Cohn departed at 6:45.

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.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Brown; Commissioner Pinkston seconded. Hearing no objection, the meeting adjourned at 7:03 PM.



Susan Stauder, Chair