

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JANUARY 7, 2016**

The City of Olivette Planning and Community Design Commission met on January 7, 2016, at 7:00 PM in the City Council Chambers of the Olivette Government Center addressed as 9473 Olive Boulevard, Olivette, Missouri. Carol Waggoner presiding as Acting Chair called the meeting to order. Commission Member Larry Gerstein served as the acting secretary.

1. ROLL CALL:

On roll call, the following members were present: Larry Gerstein, Rob Jurgiel, Jodie Rich, and Carol Waggoner.

Also in attendance were: City Council Member Missy Waldman, Director of Planning and Community Development Carlos Trejo, and Planning/GIS Coordinator Jonathan Roper.

A quorum being present, Ms. Waggoner declared the meeting in session for the transaction of business.

2. REVIEW OF COMMISSION PROCEDURES:

Ms. Waggoner noted the meeting procedures, the types of actions taken by the Commission, and opportunities for public comment.

3. CONSENT BUSINESS:

A. 640 Ashmont Drive, Petition for Community Design Review

Description: Residential Addition

Petitioner: Laurie G. Smith, AGAPE Construction

Property Owner: Kevin & Libby Speckhals

Mr. Trejo presented the staff review, noted the Petition received a rear yard setback variance approval from the Board of Adjustments.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition.

Kevin Speckhals, 640 Ashmont Drive, asked the Commission to consider approval with minor alterations to the windows, door, and steps.

Mr. Jurgiel motioned to approve the Petition for Community Design Review for residential addition at 640 Ashmont Drive, as presented in the Memorandum from the Department of Planning and Community Development dated January 7, 2016, subject to any staff conditions noted therein including minor alterations to the sliding door, windows, and steps. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

B. 807 Dielman Road, Petition for Site Plan & Community Design Review

Description: Accessory Structure

Petitioner: Randy Hagberg, California Custom Decks

Property Owner: Arthur & Susie Schraff

Mr. Trejo presented the staff review, including Stormwater management.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition. There were none.

Mr. Jurgiel motioned to approve the Petition for Site Plan and Community Design Review for an accessory structure at 807 Dielman Road, as presented in the Memorandums from the Department of Planning and Community Development dated January 7, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

C. 33 Ramsgate Drive, Petition for Community Design Review

Description: New Single Family Residence

Petitioner: Kathy Clement, Clement Construction Company

Property Owner: Clement Construction Company

Mr. Trejo presented the staff review. He noted the petition is currently a vacant lot following the Ramsgate Addition preapproved subdivision plan.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition.

Mark Singer, 147 Heatherwood Drive, spoke on Stormwater issues regarding his property.

Morton Singer, 147 Heatherwood Drive, spoke on Stormwater issues regarding his property.

Allison, 149 Heatherwood Drive, spoke on Stormwater issues regarding her property.

Jim Clement, Clement Construction Company, spoke on Stormwater issues regarding his Petition.

Commission and staff discussed Stormwater management on this site.

Commission deferred this Petition to allow time for staff, neighbors, and the Petitioner to discuss Stormwater.

4. OLD BUSINESS:

There was no old business.

5. NEW BUSINESS:

A. 37 Pricewoods Lane, Petition for Site Plan Review

Description: Fence Variance

Petitioner/Property Owner: Marni Waldman

Mr. Trejo provided an overview of the staff report, noting the corner lot with abnormal setback due to an arc in the street and a tree along the front property line.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition. There were none.

Mr. Jurgiel motioned to approve the Petition for Site Plan Review for a variance to allow the construction of a six (6) foot privacy fence with 2-inch spacing between posts along the west segment, and no spacing between posts along the north segment, located within the front building line of Pricewoods Court at the property addressed as 37 Pricewoods Lane as illustrated in the Petition application and site plan, as presented in the Memorandum from Department of Planning and Community Development dated January 7, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

B. 511 Bonhomme Forest Drive, Petition for Site Plan and Community Design Review

Description: Residential Addition & Accessory Structure

Petitioner: Steve Anton, Anton Architecture, Inc.

Property Owner: Audrey Montooth

Ms. Waggoner noted she has utilized the Petitioner, Anton Architecture, Inc., in the past.

Mr. Trejo provided an overview of the Petition. He mentioned meeting with the Petitioner, homeowners, and neighbor to find a solution for drainage patterns between the sites.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition. There were none.

Mr. Jurgiel motioned to approve the Petition for Site Plan and Community Design Review for an accessory structure and residential addition at 511 Bonhomme Forest Drive, as presented in the Memorandums from the Department of Planning and Community Development dated January 7, 2016, subject to any staff conditions noted therein. Motioned seconded by Ms. Rich. On a voice vote, the motion passed unanimously, 4-0.

C. 700 North Price Road, Petition for Community Design Review & Site Plan Review

Description: Residential Addition & Accessory Structure

Petitioner: Dave Williams, Chesterfield Fence & Deck

Property Owner: Kent & Kelly Bock

Mr. Trejo provided an overview of the Petition. He noted meeting with the petitioner and neighbors to discuss Stormwater drainage patterns.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition.

Greg Goldberg, 676 North Price Road, noted concerns for existing Stormwater patterns.

Commission deferred action on this Petition to allow time for staff, the Petitioner, the Homeowner, and neighbors to discuss Stormwater management.

6. OTHER BUSINESS:

A. 4 Downey Lane, Request Amendment to Approved Community Design Review

Description: Residential Addition Window Placement

Property Owner: Ceci Staudt

This item has been deferred.

B. 1140 Collingwood Drive, Request Amendment to Approved Community Design Review

Description: Exterior Material Finish Modification

Property Owner: Kelly Nissing Enterprises LLC

This Item was brought to the Commission so they may decide if the modifications to an approved and active petition for Community Design Review would warrant resubmittal for Community Design Review. Mr. Trejo noted alterations to an approved Petition for Community Design Review. The modifications would change the materials from brick to a brick replica composite cladding.

Commission discussed the proposed changes.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition.

Keith Dickerson, 1177 Hilltop and Petitioner, noted the materials proposed aesthetically look similar to brick.

Commission noted the changes would warrant resubmittal for Community Design Review.

C. 1118 Indian Meadows Drive, Request Amendment to Approved Community Design Review

Description: Exterior Material Finish Modification

Property Owner: Xi Chen

This Item was brought to the Commission so they may decide if the modifications to an approved and active petition for Community Design Review would warrant resubmittal for Community Design Review. Mr. Trejo noted alterations to an approved Petition for Community Design Review. The modifications would change the elevations and materials from brick to vinyl siding.

Acting Chair Waggoner asked if there were any questions from the public regarding this Petition.

Jing Liu, Petitioner, spoke on reasons for the modifications.

Shelly Julius, 1220 Pioneer Drive, Indian Meadows Subdivision trustee, spoke on the design modification.

Loretta Buckels, 9638 Huron Drive, Indian Meadows Subdivision trustee, spoke on the design modification.

Commission noted the changes would warrant resubmittal for Community Design Review.

C. Meeting Minutes

The Commission accepted the Meeting Minutes for December 17, 2015.

7. DISCUSSION ITEMS:

A. Olivette Strategic Plan: Dynamic Sense of Place, as adopted August 2006

Mr. Trejo provides an overview of the Olivette Strategic Plan.

B. Accessory Structures and Uses

At the request of the City Council, Mr. Trejo noted the changes to the current ordinance Article XVI.

C. Board of Adjustment Variance Criteria

Mr. Trejo noted the City Attorney has reviewed the changes and forwarded comments.

D. Fee Schedule

Mr. Trejo notes changes to filling fees for petitions for reviews and variances.

E. Community Design Review Submission Requirements and Standards

This item has been deferred.

F. Group Homes

This item has been deferred.

8. REPORTS:

A. Planning and Community Development Report

May 19th PCDC meeting to be rescheduled. Deadline approaching for bids for the new Municipal Center. Four proposals received for City's RFP for I-170 Interchange Gateway Area.

B. City Council Liaison Report

City Council Member Waldman discussed upcoming elections, January 20 is Social with the Mayor.

C. Commissioner Reports:

There was no Commission report.

10. ADJOURNMENT:

Ms. Waggoner asked if there were any further questions or comments. Being none, the meeting adjourned at 9:19 PM.

Acting Secretary Larry Gerstein

Acting Chair Carol Waggoner

Adopted: 2015 01-21