

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JANUARY 21, 2016**

The City of Olivette Planning and Community Design Commission met on January 21, 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 Nathan Gould served as the acting secretary.

1. ROLL CALL:

On roll call, the following members were present: Nathan Gould, 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. 1118 Indian Meadows Drive, Petition for Community Design Review

Description: Exterior Modification

Petitioner: J. Liu & Co. CPA LLC

Property Owner: Xi Chen

Mr. Trejo noted this item was brought forth at the January 7, 2016, Commission meeting at which the Commission noted the proposed modifications would warrant resubmittal for Community Design Review. Mr. Trejo noted notification letters were mailed to adjacent property owners.

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

Mr. Gould motioned to approve the Petition for Community Design Review for an exterior modification for an approved residential addition at 1118 Indian Meadows, as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Jurgiel. On a voice vote, the motion passed unanimously, 4-0.

4. OLD BUSINESS:

A. 33 Ramsgate Drive, Petition for Community Design Review

Description: New Single Family Residence

Petitioner: Kathy Clement, Clement Construction Company

Property Owner: Clement Construction Company

B. 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

Items 4.A and 4.B were deferred.

5. NEW BUSINESS:

A. 1140 Collingwood Drive, Petition for Site Plan and Community Design Review

Description: Exterior Modification

Petitioner: Michael L. Corn, Michael L. Corn & Associates

Property Owner: Kelly Nissing Enterprises LLC

Mr. Trejo noted this item was brought forth at the January 7, 2016, Commission meeting at which the Commission noted the proposed modifications would warrant resubmittal for Community Design Review. Mr. Trejo noted notification letters were mailed to adjacent property owners. The Petition plans seek to consider a cladding composite material which is not an approved material finish as stated in Chapter 425 of the Olivette Municipal Code.

Commission discussed the proposed changes regarding the support of subdivision trustees, questions regarding the material, and comparisons to brick.

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

Brian Chapel, spoke in favor of the design.

Morton Bertish, 8829 Chisholm Court, spoke in favor of the design.

Judy Alberts, 8835 Chisholm Court, spoke in favor of the design.

Paul Schaffrin, 1169 Hilltop, spoke in favor of the design.

Mary Anderson, 9129 Alice Place, spoke in favor of the design.

Keith Dickerson, 1177 Hilltop and Petitioner, discussed the Petition.

Lisa Bernstein, 1177 Hilltop, spoke in favor of the design.

During discussion, it was noted that when the Petition was approved, there were members of the subdivision present. There were no members of the subdivision present during the January 21, 2016, meeting.

Commission deferred action on this Petition to allow time for subdivision representatives to review the proposed modifications.

B. An Ordinance to amend Article XVI Accessory Structures and Uses and various definitions under Article II Definitions, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code.

Petitioner: City of Olivette

Mr. Trejo provided a summary of the text amendment. Mr. Trejo noted the following:

- Distinguished between an accessory structure and an accessory use.
- Placed a cap for PCDC consideration for the maximum area of combined accessory structures (10% of lot area).
- Created new paragraph solely for decks and patios. Noted decks are limited to building envelop only.
- Decreased administrative authority for hot tubs and spas (250 to 120 sf.)
- Increased administrative authority for gazebos and pergolas (250 to 400 sf.) with restricted height parameters.
- Increased administrative authority for pools (250 to 400 sf.).
- Restricted visibility for animal shelters.
- Revised regulations for 400 sf. detached garage and outbuildings, including:
- Noting any structure in excess of 120 sf. is not a shed;
- Limitation on height; and
- Established architectural design standards.
- Fences have been removed from accessory structures. Chapter 435 Fences regulates fences.
- Placed home occupations under accessory uses.
- Redefined several definitions in the Zoning Code.
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Acting Chair Waggoner asked if there were any questions from the public regarding this Petition. There were none.

Mr. Gould motioned to recommend to the City Council to amend Article XVI Accessory Structures and Uses and various definitions under Article II Definitions, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code, as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2016. Mr. Jurgiel seconded the motion. On a voice vote, motion passed 4-0.

C. An Ordinance to amend permitted uses under Article IV "SR" Single-Family Residential District, Article V "AR" Attached Single-Family Residential District, and Article VI "PASF" Planned Attached Single-Family District, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code.

Petitioner: City of Olivette

Mr. Trejo provided a summary of the text amendment. Mr. Trejo noted the following:

- Revised Permitted Uses in SR District, including:

- Created Section 400.235 Lot Size to add minimum lot size requirements
- Removed reference to permitted accessory structures and uses (A.1) and (A.3).
- Proposed A.1. "Construction, alterations, additions, or reconstruction of detached single-family dwellings."
- Modified reference in Proposed (A.4) "Accessory structures and uses on lots five thousand square feet (5,000 sf.) or greater in accordance with the provisions of Article XVI"
- Updated Review Procedure for referenced Section 400.1090 (C) to Section 400.1090 (A).
- Placed home occupations under Article XVI Accessory Structures & Uses.
- Updated reference for Accessory Buildings to Article XVI Accessory Structures & Uses

Mr. Jurgiel motioned to recommend to the City Council to amend Permitted Uses under Article IV "SR" Single Family Residential District, Article V "AR" Attached Single-Family Residential District, and Article VI "PASF" Planned Attached Single-Family District, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code, as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2016. Seconded by Mr. Gould. On a voice vote, motion passed 4-0.

D. An Ordinance to establish Schedule I Fee Schedule under Title IV Land Use of the Olivette Municipal Code and amend Chapter 400 Zoning Regulations, Chapter 415 Sign Regulations, Chapter 425 Community Design-General, and Chapter 435 Fences, regarding fees and review procedures.

Petitioner: City of Olivette

Mr. Trejo provided a summary of the text amendment. Mr. Trejo noted the following:

- Establish a fee schedule for all land use items, independent from any Chapter
- Fee increase to Board of adjustments, community design review, and site plan review
- Establish fees for separate site plan review and community design view
- Fee establish for Stormwater management conceptual plan

Discussion ensued over the fee modifications.

Commission deferred action on this item for continued discussion at the next Commission meeting.

6. OTHER BUSINESS:

A. 1 Stacy Drive, Installation of Rooftop Solar Panels

Mr. Trejo noted the angle of the solar panels would not sit parallel with the flat roof. To optimize the amount of energy collected with solar panels, they must be placed at an angle.

Mr. Gould motioned to approve the Petition for Site Plan and Community Design Review for rooftop solar panels at 1 Stacy Drive, as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2016, subject to any staff conditions noted therein. Mr. Jurgiel seconded the motion. On a voice vote, the motion passed 4-0.

B. Meeting Minutes

The Commission accepted the Meeting Minutes for November 19, 2015, and January 7, 2016.

7. DISCUSSION ITEMS:

A. Board of Adjustment Variance Criteria

This item has been deferred.

B. Group Homes

This item has been deferred.

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

This item has been deferred.

8. REPORTS:

A. Planning and Community Development Report

Mr. Trejo noted the May 19th PCDC meeting to be rescheduled, the City reviews bids for the new Municipal Center, Lulu's Express and Anytime Fitness will move to Olivette Center, updates on the Old Bonhomme Road Street Improvement Project and the EDC continues review of proposals for the City's RFP for I-170 Interchange Gateway Area.

B. City Council Liaison Report

City Council Member Waldman noted the City Council will begin interviewing developers for the I-170 Interchange Gateway Area, Council made a grant request for improvements to Dielman Road, the City will hold elections April 5, 2016.

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 9:00 PM.

Acting Secretary Nathan Gould

Acting Chair Carol Waggoner

Adopted: 2016 02-18