

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
FEBRUARY 4, 2016**

The City of Olivette Planning and Community Design Commission met on February 4, 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 Rob Jurgiel 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, City Attorney Paul Martin, 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.

Mr. Trejo asked the Commission to consider Old Business Item 4.B. as a New Business Item. Commission accepted the modification to the Agenda order.

3. CONSENT BUSINESS:

A. 9601 Old Bonhomme Road, Petition for Community Design Review

Description: 236 sf. addition

Petitioner: Doug Cohen, Douglas Properties

Property Owner: Brad and Mindy Horwitz

B. 5 Bon Hills Drive, Petition for Community Design Review

Description: New Single Family Home

Petitioner: Arthur Kotets, ARKO Group

Property Owner: Taras O Reznikov, MIT, LLC

C. (FORMERLY OLD BUSINESS ITEM 4.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

Acting Chair Waggoner noted the three Petitions for 9601 Old Bonhomme Road, 5 Bon Hills Drive, and 700 North Price Road, will be considered together.

Mr. Trejo summarized the review process for the three petitions noted above. Mr. Trejo did note meeting with the Petitioner, homeowners, and neighbors at 700 North Price Road. Mr. Trejo noted conditions for site grading and Stormwater management at 5 Bon Hills Drive.

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

Mr. Jurgiel motioned to approve the Petition for Community Design Review for a residential addition at 9601 Old Bonhomme Road, as presented in the Memorandum from the Department of Planning and Community Development dated February 4, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

Mr. Jurgiel motioned to approve the Petition for Community Design Review for a new single family home at 5 Bon Hills Drive, as presented in the Memorandum from the Department of Planning and Community Development dated February 4, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

Mr. Jurgiel motioned to approve the Petition for Community Design Review for an accessory structure at 700 North Price Road, as presented in the Memorandum from the Department of Planning and Community Development dated February 4, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

4. OLD 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

This item has been deferred by the Petitioner.

B. An Ordinance to amend Title IV Land Use of the Olivette Municipal Code to establish a new schedule titled "Schedule I. Fee Schedule" and to amend various provisions of Title IV Land Use relating to fees and review procedures.

Petitioner: City of Olivette

Mr. Trejo presented the proposed modifications to fees regarding Community Design Review, Site Plan Review, and Stormwater Management Review. The following points were noted:

- No fee adjustment since 2008
- Establishes one fee schedule for items requiring review under Title IV Land Use of the Olivette Municipal Code, including Chapter 415 Sign Regulations, Chapter 425 Community-Design, Chapter 435 Fences, and Chapter 400 Zoning Regulations.
- New fee for Stormwater review for a third party consultant
- New category and fee for minor amendments to active and approved reviews.
- Increase fee for various items requiring site plan and community design review.

Mr. Jurgiel motioned to recommend to the City Council an ordinance to establish Schedule I "Fee Schedule" and amend fee references and review procedures in Chapter 400 Zoning Regulations, Chapter 415 Sign Regulations, Chapter 425 Community Design-General, and Chapter 435 Fences, all under Title IV Land Use of the Olivette Municipal Code, as presented in the Memorandum from the Department of Planning and Community Development dated February 4, 2016. Motion seconded by Mr. Gerstein. On a voice vote, the motioned passed unanimously, 4-0.

5. NEW BUSINESS:

A. An Ordinance to amend Article XVII Board of Adjustment of Chapter 400 Zoning Regulations being part of Title IV Land Use of the Olivette Municipal Code.

Petitioner: City of Olivette

City Attorney Paul Martin and Mr. Trejo provided a summary of the proposed text amendment to the Board of Adjustment regulation. The proposed modifications noted:

- Board jurisdiction regarding area variances
- Board jurisdiction regarding use variances

Commission deferred action on this item to allow the Board of Adjustment to discuss the text amendment at the February 11, 2016, Board of Adjustment meeting.

B. An Ordinance amending certain provisions of the Olivette Municipal Code relating to group homes.

Petitioner: City of Olivette

City Attorney Paul Martin and Mr. Trejo provided a summary of the proposed text amendment to Group Homes.

- Reduces the spatial requirements (density restriction) from 2,500 ft. to 1,250 ft.
- Alters the definition of group homes and family.
- Removes the references to group homes within the "AR", "PASF", and "SR" Zoning Districts
- Adds Section to Article III Districts and Boundaries under Chapter 400 Zoning Regulations.

The Commission discussed the text amendment including density requirements.

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

Mr. Jurgiel motioned to recommend to the City Council an ordinance amending certain provisions of the Olivette Municipal Code relating to Group Homes, as presented in the Memorandum from the Department of Planning and Community Development dated February 4, 2016. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

6. OTHER BUSINESS:

A. Accessory Structures and Uses

This item has been deferred.

B. Meeting Minutes

Meeting minutes for January 21, 2016, were deferred.

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. He noted four primary planning focuses including community development, public spaces, transportation connections, and economic development.

8. REPORTS:

A. Planning and Community Development Report

May 19th PCDC meeting to be rescheduled for May 26. Ground breaking for the new Municipal Center will be March 19th. New business activity within the COR and LID Districts. RFP for I-170 Interchange Gateway Area under review by Economic Development Commission.

B. City Council Liaison Report

City Council Member Waldman noted the April 5, 2016 elections, Social with the Mayor February 17th at 5:30 featuring the Director of the Department of Planning & Community Development Carlos Trejo and Economic Development Commission Chair Jeffrey Springer.

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 8:33 PM.

Acting Secretary Rob Jurgiel

Acting Chair Carol Waggoner

Adopted: 2016 02-18