

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
FEBRUARY 18, 2016**

The City of Olivette Planning and Community Design Commission met on February 18, 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 Richard Brophy served as the acting secretary.

1. ROLL CALL:

On roll call, the following members were present: Richard Brophy, Nathan Gould, Rob Jurgiel, 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.

Mr. Trejo asked the Commission to consider Old Business Item 4.B. as a Consent Business Item and Consent Business Item 3.B as a New Business Item. Commission accepted the modification to the Agenda order.

3. CONSENT BUSINESS:

A. 135 Heatherwood Drive, Petition for Community Design Review

**Description: New Single Family Home
Petitioner: Arthur Kotets, ARKO Group
Property Owner: Arlo Group, LLC**

B. (FORMERLY OLD BUSINESS ITEM 4.B) 33 Ramsgate Drive, Petition for Community Design Review

**Description: New Single Family Home
Petitioner: Kathy Clement, Clement Construction Company
Property Owner: Clement Construction Company**

Acting Chair Waggoner noted the Petitions for 135 Heatherwood Drive and 33 Ramsgate Drive will be considered together.

Mr. Trejo summarized the review process for the two petitions noted above. Mr. Trejo noted Commission previously deferred action on 33 Ramsgate to allow staff, the neighbors, and the Petitioner, time to discuss outstanding Stormwater and site grading issues. Mr. Trejo did note meeting with the Petitioner and neighbors at 32 Ramsgate and the properties addressed as 129 and 147 Heatherwood Drive.

Acting Chair Waggoner asked if there were any questions from the public regarding these Petitions.

Barry Midler, 141 Heatherwood Drive, noted existing issues regarding the amount of Stormwater drainage in his rear yard.

Mark Schaefering, 147 Heatherwood Drive, directed questions/comments concerning site grading and swales.

Mr. Brophy motioned to approve the Petitions for Community Design Review for two new single family homes at 135 Heatherwood Drive, and 33 Ramsgate Drive, as presented in the Memorandums from the Department of Planning and Community Development dated February 18, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gould. 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**

Mr. Trejo summarized the recent activities on this Petition. Commission deferred action on this item at the January 21, 2016, Commission meeting, to allow the Petitioner and subdivision representatives time to review the proposed modifications.

Commission discussed the proposed modifications and noted the proposed modifications were installed prior to Commission approval.

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

Keith Dickerson, 1177 Hilltop and petitioner, spoke in favor of the Petition. Mr. Dickerson answered Commission questions.

Morton Bertish, 8829 Chisholm Court, approves of granted the exterior modification.

Mr. Jurgiel motioned to approve the Petition for Community Design review for an exterior modification at 1140 Collingwood Drive, as presented in the Memorandums from the Department of Planning and Community Development dated February 18, 2016, subject to any staff conditions noted therein. There was no second.

Acting Chair Waggoner declared the motion failed.

**B. 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**

Mr. Trejo noted the Board of Adjustment reviewed and accepted the modifications at the February 11, meeting. City Attorney remains involved with the modifications.

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 to amend Article XVII Board of Adjustment of Chapter 400 Zoning Regulations being part of Title IV Land Use of the Olivette Municipal Code, as presented in the Memorandum from the Department of Planning and Community Development dated February 18, 2016. Motioned seconded by Mr. Brophy. On a voice vote, the motion passed unanimously, 4-0.

**C. (FORMERLY CONSENT BUSINESS ITEM 3.B) 701 VILLA CAPRI COURT, Petition for Community Design Review
Description: 1,371 sf. 2nd story addition and 576 sf. –two car attached garage enclosure
Petitioner: Jeff Day, Jeff Day & Associates
Property Owner: Core Properties, Jon Rankin**

This item has been deferred to allow the Petitioner and subdivision representatives time to review the improvements.

5. NEW BUSINESS:

**A. 9335 Old Bonhomme Road, Petition for Preliminary Subdivision Plat
Description: Proposed 3-lot subdivision of the 1.33 acre property
Petitioner: David Volz, Volz Incorporated
Property Owner: Robert Munsch under contract, Owner Adele B. Inge, Trust**

Mr. Trejo noted the proposed subdivision complies with Permitted Uses of Section 400.220 as outlined under Article IV SR Single-Family Residential District and with Section 405.020 Intent and Purposes under Chapter 405 Subdivision Regulations.

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

Tommi Pillers, 2 Char Bea Manor, noted concerns for Stormwater management on her property.

Ryan Arnold, 2 Sleepy Hollow, noted a turnaround parking pad for vehicles, subdivision indentures with 20,000 sf. lot minimums, and driveway access on Lot 2 and Lot 3.

Dick Feldman, 1 Sleepy Hollow, noted concerns for Stormwater management on his property.

David Volz, Petitioner, provided discussion in regards to Stormwater management.

Commission deferred action on this item to allow the petitioner, staff, and the neighbors, time to meet to discuss the concerns noted.

6. OTHER BUSINESS:

A. Accessory Structures and Uses

This item has been deferred.

B. Meeting Minutes

Mr. Gould motioned to acknowledge the meeting minutes for January 21, 2016, and February 4, 2016. Motioned seconded by Mr. Jurgiel. On a voice vote, motioned passed 4-0.

7. DISCUSSION ITEMS:

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

This item has been deferred.

8. REPORTS:

A. Planning and Community Development Report

The May 19th PCDC meeting to be rescheduled for May 26. Ground breaking for the new Municipal Center will be March 19th. The March 17, Commission meeting maybe cancelled due to Ladue Schools Spring Break. New business activity within the COR and LID Districts. RFP for I-170 Interchange Gateway Area under review by the City Council and Economic Development Commission.

B. City Council Liaison Report

City Council Member Waldman noted the April 5, 2016 elections. The Olivette Creve Couer Chamber of Commerce will recognize members of the Olivette Police and Fire Departments at their next meeting. City Council continues to review the RFPs for I-170 Interchange Gateway Area.

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 8:40 PM.

Acting Secretary Richard Brophy

Acting Chair Carol Waggoner

Adopted: 2016 xx-xx