

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
MARCH 10, 2016**

The City of Olivette Planning and Community Design Commission met on March 10, 2016, at 7:00 PM in the City Council Chambers of the Olivette Government Center addressed as 9473 Olive Boulevard, Olivette, Missouri. Richard Brophy 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: Richard Brophy, Larry Gerstein, Nathan Gould, and Jodie Rich.

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, Mr. Brophy declared the meeting in session for the transaction of business.

2. REVIEW OF COMMISSION PROCEDURES:

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

3. CONSENT BUSINESS:

A. 1157 Indian Meadows Drive, Petition for Community Design Review

Description: 939 sf. Addition & 466 sf. Deck

Petitioner: Tom Diggs, Architect

Property Owner: Lora and Jabari Robinson

Mr. Trejo summarized the review process for the petition noted above. Mr. Trejo noted a Stormwater inlet at the rear of the property may assist with Stormwater onsite. Mr. Trejo noted a meeting took place on the site with the Petitioner.

Acting Chair Brophy asked if there were any questions from the public regarding the petition. There were no public comments.

Mr. Gould motioned to approve the Petition for Community Design Review for a residential addition at 1157 Indian Meadows Drive, as presented in the Memorandum from the Department of Planning and Community Development dated March 10, 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. 701 Villa Capri Court, Petition for Community Design Review

Description: 1,371 sf. 2nd Level Addition & 576 sf. 2-Car Attached Garage Enclosure

Petitioner: Jeff Day, Jeff Day & Associates

Property Owner: Core Properties, Jon Rankin

Mr. Trejo summarized the recent activities on this Petition. Commission deferred action on this item at the February 18, 2016, Commission meeting to allow the Petitioner and subdivision representatives time to review the proposed improvements. Mr. Trejo noted the design of the revised petition is a one-story rear addition. This is a modification from the original plans for a 2-story addition. Mr. Trejo noted site grading and Stormwater improvements to enhance drainage patterns leading to a MSD channel.

Acting Chair Brophy 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 a residential addition at 701 Villa Capri Court, as presented in the Memorandum from the Department of Planning and Community Development dated March 10, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

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 this item was introduced to the Commission at the February 18, 2016, Commission meeting. The following comments were noted:

- Neighbors expressed concerns regarding the impacts of Stormwater runoff from these sites.
- Staff met with the Petitioner on March 2, 2016, to discuss the outstanding issues.
- Petitioner noted a conceptually Stormwater management plan.
- Staff finds the Petition in compliance with Article I of Chapter 405 Subdivision Regulations.
- Staff finds the Petition compliant with Section 400.220 Permitted Uses under Article IV 'SR' Single-Family Residential District.

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

Mr. Gould motioned to approve the Petition for Preliminary Subdivision Plat for a 3-lot subdivision of the property grounds currently addressed as 9335 Old Bonhomme Road, as presented in the Memorandum from the Department of Planning and Community Development dated March 10, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

5. NEW BUSINESS:

A. 9520 Olive Boulevard, Petition for Site Plan Review

Description: Seasonal Garden Center

Petitioner: John and Paulina Cella, Planthaven Farms

Property Owner: Olivette Real Estate, LLC

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.

Mr. Trejo noted the following:

- The lot will comply with the minimum off-street parking regulations.
- Dates of operations - April 2016 to July 2016, not to exceed 120 days.
- 5th consecutive year operating in this location.

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

Mr. Gould motioned to approve the Petition for Site Plan Review to authorize Planthaven Farms to operate a seasonal garden center in accordance with Section 400.740.B, beginning April 2016, not to exceed 120 consecutive days as presented in the Memorandum from the Department of Planning and Community Development dated March 10, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

B. 115 Stoneleigh Towers Street, Petition for Community Design Review

Description: 960 sf. addition (including a 784 sf. 2-car rear entry garage), two decks totaling 290 sf., and 1,300 sf. of driveway expansion and driveway turnaround

Petitioner: Scott Spicuzza, Big World Remodel

Property Owner: Mark and Lindsay Minton

Mr. Trejo summarized the review process for the petition noted above. Mr. Trejo noted a Stormwater inlet at the rear of the property may assist with Stormwater onsite. Mr. Trejo noted a meeting took place on the site with the Petitioner.

Mr. Trejo noted the following:

- Major increase of impervious surface area due to the off-street parking area.
- Staff is working with Petitioner to determine Stormwater management.
- Boundary survey/site plan requires additional information. Staff ask the Commission to consider a condition regarding a revised site plan.

Acting Chair Brophy asked if there were any questions from the public regarding the petition. There were no public comments.

Mr. Gould motioned to approve the Petition for Community Design Review for a residential addition at 115 Stoneleigh Towers Street, as presented in the Memorandum from the Department of Planning and Community Development dated March 10, 2016, subject to any staff conditions noted therein, (condition

regarding the submission of a revised site survey/boundary). Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0.

6. OTHER BUSINESS:

A. Meeting Minutes

Mr. Gould motioned to acknowledge the meeting minutes for February 18, 2016. Motioned seconded by Mr. Gerstein. 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 17th, Commission meeting will be cancelled due to Ladue Schools Spring Break. New businesses moving into Olivette include Ready Readers, Mednet, Anytime Fitness, and Lulu's Express. City Council adopted the new fee schedule. 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 next Breakfast with the Mayor will be held March 30th with Olivette in Bloom as the Mayor's guest.

C. Commissioner Reports

There was no Commission report.

10. ADJOURNMENT:

Mr. Brophy asked if there were any further questions or comments. Being none, the meeting adjourned at 7:30 PM.

Acting Secretary Nathan Gould

Acting Chair Richard Brophy

Adopted: 2016 xx-xx