

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

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

**1. ROLL CALL:**

On roll call, the following members were present: Richard Brophy, 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 Planner/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. 4 Downey Lane, Petition for Community Design Review**  
**Description: 272 sf. addition to the rear of the home**  
**Petitioner: Dave Williams, Chesterfield Fence & Deck**  
**Property Owner: Ceci Staudt**

Mr. Trejo summarized the review process for the petition noted above.

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

There were no public comments.

Mr. Jurgiel motioned to approve the Petition Addendum for Community Design Review for a residential addition at 4 Downey Lane, as presented in the Memorandum from the Department of Planning and Community Development dated April 21, 2016, subject to any staff conditions noted therein. Motioned seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

**4. OLD BUSINESS:**

- A. 9761 Lindley Drive, Petition for Community Design Review & Site Plan Review**  
**Description: New Single Family Residence**  
**Petitioner: Doug Cohen, Douglas Properties**  
**Property Owner: Doug Cohen Real Estate**

This item was introduced to the Commission as a New Business Item at the April 7, 2016, Commission meeting. The Commission deferred action on the Petition to allow staff, the Petitioner, and neighbors an opportunity to resolve Stormwater management plans.

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

Scott Devine, 800 Avon Court, discussed the design and placement of Stormwater management plan.

TJ Corrigan, 9733 Lindley Drive, discussed the design and placement of Stormwater management plan.

Doug Cohen, Petitioner, noted design concerns for the stormwater management plan.

Mr. Brophy motioned to approve the Petition for Community Design Review and Site Plan Review for a new single family home at 9761 Lindley Drive, as presented in the Memorandum from the Department of Planning and Community Development dated April 21, 2016, subject to any staff conditions noted therein including the condition to propose a Stormwater detention area that holds 750 cubic feet of volume. Motioned seconded by Mr. Jurgiel. On a voice vote, the motion passed unanimously, 4-0. Mr. Gerstein recused himself from the vote.

**5. NEW BUSINESS:**

- A. 20 Beverly Drive, Petition for Community Design Review & Site Plan Review**  
**Description: Side entry garage at the rear of the home**

**Petitioner: Ron Keeven, Keeven Design Build**  
**Property Owner: Andrew & Karen Loiterstein**

Mr. Trejo summarized the Petition. On April 14, 2016, the Board of Adjustments granted a variance to grant residential improvements to the building within the front yard. Mr. Trejo noted how the issues would impact Stormwater runoff on the site. The plan provides a concept Stormwater management plan.

Commission discussion ensued over the east elevation and the amount of foundation wall exposure.

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

Mr. Keeven, Petitioner, discussed the elevation.

Mr. Jurgiel motioned to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 20 Beverly Drive Road, as presented in the Memorandum from the Department of Planning and Community Development dated April 21, 2016, subject to any staff conditions noted therein including limiting the foundation wall exposure to a maximum of 1-ft, to add a window to the east elevation wall, and to further define the volume size for the Stormwater bmp in the rear of the property. Motioned seconded by Mr. Brophy. On a voice vote, the motion passed unanimously, 5-0.

**6. OTHER BUSINESS:**

**A. Meeting Minutes**

Mr. Jurgiel motioned to acknowledge the meeting minutes for April 7, 2016. Motioned seconded by Mr. Brophy. On a voice vote, motioned passed 5-0.

**7. DISCUSSION ITEMS:**

**A. 9626 Olive Boulevard, Lulu's Chinese Express: Special Permit Use, Wall Signage, and Outdoor Seating**

This item has been deferred.

**A. Olivette Residential Redevelopment And Design Guidelines**

Commission and staff discussion for design guideline principles for residential additions and new single family homes for Community Design Review.

**C. Olivette Bike Map**

Mr. Roper presented the Olivette Bike Map revised April 2016.

**8. REPORTS:**

**A. Planning and Community Development Report**

Mr. Trejo noted new businesses, update on the I-170 RFP and, the North Price NID is underway.

**B. City Council Liaison Report**

City Council Member Waldman provided an update on City Council activities, including April 5<sup>th</sup> election results and the appreciation of volunteer day.

**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 8:38 PM.

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Acting Secretary Richard Brophy

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Acting Chair Carol Waggoner

Adopted: 2016 xx-xx