

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
MAY 26, 2016**

The City of Olivette Planning and Community Design Commission met on May 26, 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: Larry Gerstein, 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 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:

Item 3.B (9601 Ashmont has been removed from Consent Business and added to New Business for public comments)

A. 11 Heather Hill Lane

Amendment to Active Community Design Review for:

Proposed Rear Porch Addition to an active building permit for a new single family residence

Petitioner: Doug Cohen, Douglas Properties

Owner: Douglas-Rosenblum, LLC

C. 642 Radford Drive

Site Plan, Community Design, and Concept Stormwater Management Plan Review

Proposed 2-Level New Single Family Residence

Petitioner: Doug Cohen, Douglas Properties

Owner: Doug Cohen Real Estate

Mr. Trejo summarized the review process for the petitions noted above. The Petition for 11 Heather Hill for a rear porch and patio is considered an amendment to the Commission approved plans on June 25, 2015.

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

Mr. Trejo noted the Concept Stormwater Management Plan for 642 Radford has not satisfied the detention volumes.

Furthermore, there are concerns in the rear of the lot. Commission discussion ensued for the approval for the petition of 642 Radford for Community Design Review and deferment of Concept Stormwater Management Review and Site Plan Review.

Mr. Gould motioned to approve the Petition Addendum for Community Design Review at 11 Heather Hill for a rear porch addition, and Community Design Review for 642 Radford for a new single family residence at 642 Radford with a deferment of Site Plan Review and Concept Stormwater Management Plan Review, as presented in the Memorandum from the Department of Planning and Community Development dated May 26, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Jurgiel. On a voice vote, the motion passed unanimously, 5-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

B. 9601 Ashmont Drive (Formerly 3. B)

Site Plan, Community Design, and Concept Stormwater Management Plan Review

Proposed 2-Level New Single Family Residence

Petitioner: Doug Cohen, Douglas Properties

Owner: Doug Cohen Real Estate

Mr. Trejo noted a 19-inch tree along the east property line to be removed due to grading conditions, clearance of brush within the right-of-way along Engel, and the maintenance of tree in the front yard along Ashmont. Mr. Trejo noted the Concept Stormwater Management Plan for 9601 Ashmont has not satisfied detention volumes. Additionally, the impacts of the proposed swale around the rear of the home needs to be addressed.

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

Thelma Peskind, 9609 Ashmont Drive, mentioned drainage concerns for existing and new development.

Mr. Jurgiel motioned to approve the Petition for Community Design Review for a new single family home at 9601 Ashmont Drive with a deferment of Site Plan Review and Concept Stormwater Management Plan Review, as presented in the

Memorandum from the Department of Planning and Community Development dated May 26, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

A. 9617 Ashmont Drive, Petition for Site Plan Review

Description: Fence variance to install privacy fence along the northern front yard setback.

Petitioner: Cory Block, 9617 Ashmont LLC

Property Owner: 9617 Ashmont LLC

Mr. Trejo summarized the Petition to erect a privacy fence along the Engel Lane front yard. He noted the lot contains three front yards, which is different from the two adjacent homes which are double frontage lots with an established rear yard towards Engel Lane.

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

Mr. Cory Block, Petitioner, answered Commission questions regarding the fence and variance. He noted the difficulty in privacy with a lot with three front yards that do not allow for privacy fences.

Discussion ensued for the color of the proposed fence. The Petitioner agreed to provide an off-white colored fence instead of white.

Thelma Peskind, 9609 Ashmont Drive, mentioned concerns for fence placement and grading.

Mr. Jurgiel motioned to approve the Petition for Site Plan Review for a variance to allow the construction of a six (6) foot privacy fence located within the north front yard off Engel Lane as illustrated in the Petition application and site plan, as presented in the Memorandum from the Department of Planning and Community Development dated May 26, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 4-0. Mr. Gould abstained.

B. 9321 Old Bonhomme Road, Petition for Site Plan Review

Description: Fence variance to reinstall privacy fence along the western front yard setback.

Petitioner: STL Fence Works

Property Owner: Pam Taylor

Mr. Trejo summarized the Petition. He noted the visibility from Sleepy Hollow and that the lot contains three front yards.

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

Mr. Jurgiel motioned to approve the Petition for Site Plan Review for a variance to allow the construction of a six (6) foot privacy fence located within the west front yard off Sleepy Hollow Lane as illustrated in the Petition application and site plan, as presented in the Memorandum from Department of Planning and Community Development dated May 26, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

C. Text Amendment Chapter 400 Zoning Regulations, Article IX "LID" Light Industrial District

Description: Amend Section 400.840 Special Permit Uses to permit by Special Permit Use Adult Entertainment Businesses or Establishments within the "LID" District

Description: Amend Existing SPU to Add wall Signage and Outdoor Dining

Petitioner: City of Olivette

Mr. Trejo noted the City Attorney of the City of Olivette brought to staff's attention the clause authorizing adult entertainment businesses and establishments for special permit uses within the "LID" District has been inadvertently removed from the Code. The text amendment would add the clause into section.

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

Mr. Gould motioned to recommend to the City Council an ordinance to amend Section 400.840 Special Permit Uses of Article IX "LID" Light Industrial District being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code so as to permit Adult Entertainment Businesses or Establishments, as presented by the staff of the City of Olivette on May 26, 2016, and as presented in the Memorandum from the Department of Planning and Community Development dated May 26, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

D. Text Amendment for Site Plan, Community Design, and Stormwater Management under Title IV Land Use of the Olivette Municipal Code

Description: Amend Review Procedures for Site Plan Review under Chapter 400 Zoning Regulations, Community Design Review under Chapter 425, and Concept Stormwater Management Plan under Chapter 422 Stormwater Management.

Petitioner: City of Olivette

This item has been deferred.

6. OTHER BUSINESS:

A. Meeting Minutes

The Commission acknowledged the meeting minutes for April 21, 2016.

7. DISCUSSION ITEMS:

A. Stormwater Management

Commission discussion ensued over the Concept Stormwater Management Plan Review.

8. REPORTS:

Mr. Trejo noted progress on the New Municipal Center, I-170 Interchange Gateway Development and business activities.

City Council Member Waldman provided an update on City Council activities

9. ADJOURNMENT:

Ms. Waggoner asked if there were any further questions or comments. Being none, the meeting adjourned at 9:20 PM.

Acting Secretary Nathan Gould

Acting Chair Carol Waggoner

Adopted: 2016 xx-xx