

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JUNE 16, 2016**

The City of Olivette Planning and Community Design Commission met on June 16, 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:

A. 10 St. Alfred Road, Petition for Community Design Review and Site Plan Review

Description: 625 sf. Patio to the rear of the home

Petitioner: Lynn Sullivan, Weekend Warriors

Property Owner: Jeffrey & Melanie Lapidus

Mr. Trejo summarized the review process for the petition noted above. Patios in excess of 400 sf. in area are subject to review Section 400.1590.

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

Mr. Gould motioned to approve the Petition Addendum for Community Design Review and Site Plan Review for an accessory structure at 10 St. Alfred, as presented in the Memorandum from the Department of Planning and Community Development dated June 16, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

4. OLD BUSINESS: None

5. NEW BUSINESS:

A. 15 St. Alfred Road, Petition for Community Design Review & Concept Stormwater Review

Description: Proposed 2-Level New Single Family Home

Petitioner: Jim Woodruff, Hibbs Homes

Property Owner: Jennifer Bierling

Mr. Trejo summarized the Petition. He noted modifications to the volume for the concept Stormwater Management Plan. He noted the impacts on rear drainage area to be smaller than as noted in the report.

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

Mr. Bruce Poehlman, Surveyor, discussed the Concept Stormwater Management Plan.

Mr. Gould motioned to approve the Petition for Community Design Review and Site Plan Review for a new single family home at 15 St. Alfred Road, as presented in the Memorandum from the Department of Planning and Community Development dated June 16, 2016, subject to any staff conditions noted therein including a revised site plan and Concept Stormwater Management Plan providing for onsite detention of no less than the proposed roof area of the home, minimum 4,535 sf. The volume will be sized for a 15-year 20-minute storm, placement subject to staff review and approval. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

B. 50 Stoneleigh Towers Street, Petition for Community Design Review & Stormwater Review

Description: Proposed 2-Level New Single Family Home

Petitioner: Doug Cohen, Douglas Properties

Property Owner: Doug Cohen Real Estate Inc.

Mr. Trejo summarized the Petition. He noted great elevation changes from the street to the rear of the property. Mr. Trejo noted the attempt to preserve mature trees on the property. Staff noted the placement of the infiltration trench and location should be adjusted to reduce the impact on mature trees and to size for the roof area leading into the system.

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 Community Design Review and Concept Stormwater Management Plan Review for a new single family home at 50 Stoneleigh Towers, as presented in the Memorandum from the Department of Planning and Community Development dated June 16, 2016, subject to any staff conditions noted therein including the Petitioner to provide a revised site plan and concept Stormwater management plan providing for onsite detention of no less than the proposed rear roof drainage area of 1,632 sf. to be placed at an alternative location approved by staff. The proposed infiltration trench to provide catch basin or filters. Motion seconded by Ms. Rich. On a voice vote, the motion passed unanimously, 5-0.

- C. 9626 Olive Boulevard, Lulu's Asian Kitchen**
Petition for Site Plan Review & Special Permit Use
Description: Amend Existing SPU to Add wall Signage and Outdoor Dining
Petitioner: Zun Xing Li, J.X. Restaurant, Inc.
Property Owner: Bianco Properties

This item has been deferred.

- D. Olivette Heights-Orchard Drive Boundary Adjustment Plat**
Description: Preliminary Boundary Adjustment Plat & Final Boundary Adjustment Plat
Petitioner: City of Olivette

Mr. Trejo noted the Court has vested title of a paper street known as Orchard Drive to three parcels, 9180 Edward Dr., 9111 Edward Dr., and 1100 Orchard Ct. Mr. Trejo noted the Commission is being asked to vote on a Preliminary Subdivision Plat and a Final Subdivision Plat.

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

Mr. Gould motioned to approve a Preliminary Subdivision Plat titled "Olivette Heights-Orchard Drive Boundary Adjustment Plat" for the three properties referenced in the plat prepared by Volz Inc., as presented by the staff of the City of Olivette on June 16, 2016, and as presented in the Memorandum from the Department of Planning and Community Development dated June 16, 2016, subject to any staff conditions noted therein. Motion seconded by Ms. Rich.

Mr. Gould motioned to approve a Final Subdivision Plat titled "Olivette Heights-Orchard Drive Boundary Adjustment Plat" for the three properties referenced in the plat prepared by Volz Inc., as presented by the staff of the City of Olivette on June 16, 2016, and as presented in the Memorandum from the Department of Planning and Community Development dated June 16, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Gerstein. On a voice vote, the motion passed unanimously, 5-0.

6. OTHER BUSINESS:

- A. Meeting Minutes:** None

7. DISCUSSION ITEMS:

- A. Text Amendment Chapter 440 Communication Towers**

Joe Marcus of Black & Veatch representing ExteNet Systems, Inc. provided answers for Commission inquires. Discussion ensued for the placement, design, and technology of the systems.

- A. Text Amendment for Review Procedures for Site Plan, Community Design, and Stormwater Management under Title IV Land Use of the Olivette Municipal Code**

This item has been deferred.

- C. Stormwater Management**

This item has been deferred.

8. REPORTS:

- A. Reports**

Mr. Trejo noted the New Municipal Center will pour the first floor, Old Bonhomme Road Street Improvement Project is coming along.

City Council Member Waldman noted Parties in the Park on June 17th showing Star Wars the Force Awakens with Roper's Ribs and Fallons. City electronic recycling at City Hall on June 18th. Social with the Mayor on June 29th.

9. ADJOURNMENT:

Ms. Waggoner asked if there were any further questions or comments. Being none, the meeting adjourned at 8:48 PM.

Acting Secretary Nathan Gould

Acting Chair Carol Waggoner

Adopted: 2016 xx-xx