

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

The City of Olivette Planning and Community Design Commission met on August 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: Bradley Abel, Richard Brophy, Nathan Gould, Rob Jurgiel, Jodie Rich, and Carol Waggoner.

Also in attendance were: City Councilmember 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. 817 Newcastle Drive**  
**Petition for Community Design Review & Site Plan Review**  
**Description: Residential Addition**  
**Petitioner: Tim Carroll, Constructors 911**  
**Property Owner: Carrie and Sean Edelstein**

Mr. Trejo summarized the Petition for a 2-story rear addition.

Acting Chair Waggoner asked if there were any comments from the public regarding the Petition. There were none.

Mr. Brophy motioned to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 817 Newcastle Drive as presented in the Memorandum from the Department of Planning and Community Development dated August 18, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Abel. On a voice vote, the motion passed unanimously, 6-0.

**4. OLD BUSINESS: None**

**5. NEW BUSINESS:**

- A. 701 Payson Drive**  
**Petition for Community Design Review & Concept Stormwater Management Plan Review**  
**Description: New single family home**  
**Petitioner: Doug Cohen, Douglas Properties**  
**Property Owner: Aviva Aloush**

Mr. Trejo summarized the Petition noting the dimensions of the lot, the rear yard calculation determination.

Commission discussion regarding design elements and finishing materials.

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

Petitioner Doug Cohen, Douglas Properties, noted the amount of water designed for drainage systems.

Greg Miller, 9721 Mansfield Drive, noted the amount of brush around the street and stop sign.

Mr. Jurgiel motioned to approve the Petition for Community Design Review and Concept Stormwater Management Plan Review for a new single family residence at 701 Payson Drive as presented in the Memorandum from the Department of Planning and Community Development dated August 18, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Brophy. On a voice vote, the motion passed unanimously, 6-0.

- B. 9626 Olive Boulevard - Lulu Asian Kitchen**  
**Petition for Special Permit Use**  
**Description: Amend Existing special permit to include outdoor seating**  
**Petitioner: Li Hua Lu**  
**Property Owner: Bianco Properties**

Mr. Trejo noted the following:

- total area of the restaurant has decreased from the former use
- outdoor seating for four tables

Commission discussed landscaping for the outdoor area.

Mr. Brophy motioned to forward to the Olivette City Council a recommendation to approve a petition for Site Plan Review for the property grounds addressed as 9626 Olive Boulevard and authorize the issuance of a new Special Permit Use for a restaurant with outdoor seating consistent with the parameters defined under Section 400.1223 (G.10) Outdoor Dining and NAICS 7222 at 9626 Olive Boulevard, as presented and subject to any conditions noted in the Memorandum from the Department of Planning and Community Development dated August 18, 2016, including the Petitioners to discuss landscaping with the Commission. Motion seconded by Mr. Abel. On a voice vote, the motion passed unanimously, 6-0.

**C. 9334 Dielman Industrial – Charter Communications  
Petition for Community Design Review  
Description: Building exterior alterations  
Petitioner/Property Owner: Charter Communications**

Mr. Trejo noted the design criteria and landscaping.

Acting Chair Waggoner asked if there were any comments from the public regarding the Petition. There were none.

Mr. Jurgiel motioned to approve the Petition for Community Design Review for exterior alterations at 9334 Dielman Industrial Drive as presented in the Memorandum from the Department of Planning and Community Development dated August 18, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Abel. On a voice vote, the motion passed unanimously, 5-0. Ms. Rich recused herself.

**6. OTHER BUSINESS:**

**A. Meeting Minutes:** The commission acknowledged the Meeting Minutes for July 21, 2016 6:30PM meeting and August 4, 2016.

**7. DISCUSSION ITEMS:**

**A. COR and LID Districts Land Use and Parking**

This item has been deferred.

**8. REPORTS:**

**A. Reports**

Mr. Trejo noted activities regarding the New Municipal Center, Old Bonhomme Road, City Hall RFP, I-170 RFP, and business.

City Councilwomen 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 8:19 PM.

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Acting Secretary Richard Brophy

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Acting Chair Carol Waggoner

Adopted: 2016 xx-xx