

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
SEPTEMBER 29, 2016**

The City of Olivette Planning and Community Design Commission met on September 29, 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: Bradley Abel, Nathan Gould, Rob Jurgiel, Jodie Rich, and Carol Waggoner.

Also in attendance were: City Councilmember Missy Waldman and Director of Planning and Community Development Carlos Trejo.

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:

None

4. OLD BUSINESS:

A. 1115 Magnet Drive

Petition for Community Design Review & Site Plan Review

Description: Residential exterior renovation and addition

Petitioner: James P. Woodworth

Property Owner: Paramjeet K Singh

Mr. Trejo noted the following:

- A petition for addition was approved in 12/2014, permit for addition expired, work failed completion
- Garage structure does not comply with the setback, and driveway is close to side lot line

Commission discussion ensued regarding the front porch, rear accessory structure, and driveway.

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

Jim Woodworth, Architect, noted the uses of the nonconforming porch.

Mr. Gould motioned to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Jurgiel. On a voice vote, the motion passed unanimously, 5-0.

5. NEW BUSINESS:

A. 743 Harvest Lane

Petition for Site Plan Review

Description: Variance request under Section 435.050

Petitioner: Helmut Weber, Helmut Weber Construction Company

Property Owner: Patricia K Theodos

Mr. Trejo noted the following:

- Permit was issued, fence installed with finished side facing inward.
- Difficulties were noted to the City after the fence was installed not per the permit.

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

Gus Theodos, property owner, noted difficulties found during the installation.

Helmut Weber, Petitioner, noted 16-inches of access were required due to the concrete wall along the property line.

Hardship: Configuration of a chain link fence and concrete wall abutting property line restricted access from placing the fence along the property line. Access to install the fence with the finished side facing outward would have required 16-inches of space from the concrete wall.

Commission discussion regarding access between the fence and the concrete wall.

Mr. Gould motioned to approve the Petition for Site Plan Review to authorize a variance at 743 Harvest Lane to allow the post and framing to face away from the enclosed area and the finished surface to face the enclosed area along the north

side property line, as presented in the Memorandum from Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein. Motion seconded by Ms. Rich. On a voice vote, the motion passed 4-1.

Mr. Abel left the meeting. A quorum remained present.

B. 740 Cherry Tree Lane

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

Description: New single family home

Petitioner: Helmut Weber, Helmut Weber Construction Company

Property Owner: Helmut Weber Construction Company

Mr. Trejo summarized the petition. He noted the following:

- Space between homes to manage Stormwater.
- Design comments regarding compliance with Guidelines.
- Staff condition noting written legal instrument to be recorded for improvements between homes.
- Staff condition regarding sump pump discharge must be consistent throughout the site plan.

Commission discussed site conditions notably sump pump and Stormwater discharge.

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

Gabe DuBois, Surveyor, THD Design Group, commented on the size of the detention system.

Mr. Jurgiel motioned to approve the Petition for Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for a new single family home at 740 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to the staff conditions noted therein regarding sump pump discharge. Motion seconded by Mr. Gould. On a voice vote, the motion passed unanimously, 4-0.

C. 741 Cherry Tree Lane

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

Description: New single family home

Petitioner: Linda Clark, MRM Manlin Development Group

Property Owner: MRM Manlin Development Group

Mr. Trejo summarized the petition.

Commission and staff discussion regarding design of the front elevation, sump pump, and Stormwater management.

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, Site Plan Review, and Concept Stormwater Management Plan Review for a new single family home at 741 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to the staff conditions noted therein regarding sump pump discharge. Motion seconded by Mr. Gould. On a voice vote, the motion passed unanimously, 4-0.

D. 9753 Lindley Drive

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

Description: New single family home

Petitioner: Charles Brennan, McKelvey Homes, LLC

Property Owner: McKelvey Homes, LLC

Mr. Trejo summarized the petition.

Commission and staff discussion regarding:

- Stormwater Management detention area.
- Design comments regarding compliance with Guidelines specially front entry garage

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

Charles Brennan, Petitioner, McKelvey Homes, commented on the size of the detention system.

Mr. Jurgiel motioned to approve the Petition for Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for a new single family home at 9753 Lindley Drive, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein (3 noted) Motion seconded by Mr. Gould. On a voice vote, the motion passed unanimously, 4-0.

E. Text Amendment: Chapter 440 Communication Towers

Ordinance to amend communication tower facilities in all zoning districts.

This item was deferred.

6. OTHER BUSINESS:

A. Election of Officers: This item has been deferred.

B. Meeting Minutes: There were no meeting minutes prepared..

C. October Meeting Schedule: Discussion of October Meetings. Next meeting will be October 20, 2016.

7. DISCUSSION ITEMS:

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.

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 8:46 PM.

Acting Secretary Nathan Gould

Acting Chair Carol Waggoner

Adopted: 2016 xx-xx