

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
OCTOBER 27, 2016**

The City of Olivette Planning and Community Design Commission met on October 27, 2016, at 7:00 PM in the Lecture Room of the Olivette Community Center addressed as 9723 Grandview Drive, 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 Maxine Weil, City Attorney Paul Martin, 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. OLD BUSINESS:

A. Text Amendment: Chapter 440 Communication Towers

Ordinance to amend communication tower facilities in all zoning districts.

Mr. Trejo noted the proposed text amendment does the following:

- Complies with the ROW Usage Ordinance
- Repeals/Amends Chapter 440 Communications Towers to Communication Facilities
- Provide for the appropriate location and development of communications facilities to serve the City's residents and businesses;
- Minimize adverse visual impacts of facilities through design, siting, screening, and camouflaging techniques;
- Maximize the use of existing and new facilities so as to minimize the need to construct new or additional facilities;
- Comply with applicable state and federal laws and regulations regarding communications facilities.

Commission, staff, and City Attorney discussion on the proposed modifications.

Andrea Bunch of Black and Veatch Corporation spoke about location and design features.

No action was taken on this item.

4. NEW BUSINESS:

A. 9119 Olive Boulevard, Chevy's Fresh Mex Restaurant

Petition for Minor Site Plan and Community Design Review

Description: Outdoor patio modifications, proposal to install canopy

Petitioner: CFM Management Comp., John Whicker

Owner: K&N Land Company, LLC

Mr. Trejo summarized the improvements to Chevy's Fresh Mex outdoor patio.

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

Michael Baalman, Confluence Design Group, commented on the design and plans.

Commission acknowledged the petition as a minor site plan modification. Mr. Gould motioned to approve the Petition for Site Plan Review and Community Design Review to authorize a canopy at 9119 Olive Boulevard, as presented in the Memorandum from Department of Planning and Community Development dated October 27, 2016, subject to any staff conditions noted therein. Motion seconded by Mr. Jurgiel. On a voice vote, the motion passed 5-0.

5. OTHER BUSINESS:

A. 9761 Lindley Drive

Update on the finalized Site Plan and Concept Stormwater Management Plan.

Staff noted the plans captured the proposed roof amount in the northeast corner of the lot.

B. Meeting Minutes: The Commission acknowledged the meeting minutes for August 18, 2016.

C. Election of Officers. This item has been deferred.

6. 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.

B. Discuss Upcoming Work Session Items

Commission planning work session items which include review of Design Guidelines, review procedures, fieldtrip and traffic management.

7. 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 Weil provided an update on City Council activities.

8. ADJOURNMENT:

Ms. Waggoner asked if there were any further questions or comments. Being none, the meeting adjourned at 8:52 PM.

Acting Secretary Nathan Gould

Acting Chair Carol Waggoner

Adopted: 2016 11-17