

**CITY OF OLIVETTE  
PLANNING AND COMMUNITY DESIGN COMMISSION  
MEETING MINUTES  
January 21, 2021**

The City of Olivette Planning and Community Design Commission (PCDC) met on January 21, 2021 at 7:07 PM via videoconferencing on Zoom. Rob Jurgiel presiding as Chair called the meeting to order. Commission Member Jodi Rich served as secretary.

**1. ROLL CALL:**

On roll call, the following members were present: Richard Brophy, Rob Jurgiel, Bryan Lewis, Jodie Rich, Tim Spiegelglass, Michael Saunders, and Carol Waggoner.

Also, in attendance were: City Councilmember Missy Waldman, Director of Planning and Community Development Carlos Trejo, Planner/GIS Administrator Jonathan Roper, and Administrative Assistant Bridget Waters.

A quorum being present, Commissioner Jurgiel declared the meeting in session for the transaction of business.

**2. REVIEW OF COMMISSION PROCEDURES:**

Commissioner Jurgiel provided an overview of how the Commission would conduct business during the videoconference, including how to participate and the process for presentations. Mr. Jurgiel provided an overview of Commission review procedures.

Commissioner Jurgiel noted that City Planner Jonathan Roper is resigning from the City of Olivette and his last day will be January 29, 2021.

**3. PUBLIC COMMENTS:**

Mr. Trejo noted that there were no comments

**4. CONSENT BUSINESS:**

Mr. Trejo requested the Commission discuss and forward motions on both properties unless there are any specific questions to either item. The Commission agreed.

Mr. Jurgiel inquired if there were any public comments regarding either 9400 Old Bonhomme Road or 9300 Olive Boulevard. There were none.

**A. 9400 Old Bonhomme Road**

Petition for Community Design Review for Solar Panels.  
Property Owners Elizabeth & Bruce Kessel.

Commissioner Waggoner made a motion to approve the Petition for Site Plan for rooftop solar panels at 9400 Old Bonhomme Road, as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2021, subject to any staff conditions noted therein.

Commissioner Brophy seconded. On roll call vote the poll of the Commission was as follows:

- Spiegelglass - approve
- Saunders - approve
- Lewis - approve
- Rich - approve
- Waggoner - approve
- Jurgiel – approve
- Brophy - approve

The motion passes unanimously, 7 to 0.

**B. 9300 Olive Boulevard**

Petition for Community Design Review for a Patio.  
Property Owners JBL LLC are in attendance.

Commissioner Waggoner made a motion to approve the Petition for Community Design Review to allow an accessory structure, patio, at 9300 Olive Boulevard as noted in the plans before the Commission and as presented in the Memorandum from Department of Planning and Community Development dated January 21, 2021, subject to any staff conditions noted therein.

Commissioner Brophy seconded. On roll call vote the poll of the Commission was as follows:

- Spiegelglass - approve
- Saunders - approve
- Lewis - approve
- Rich - approve
- Waggoner - approve
- Jurgiel – approve
- Brophy - approve

The motion passes unanimously, 7 to 0.

## 5. **NEW BUSINESS**

### A. **764 Elkington Lane**

**Petition Type: Site Plan, Community Design & Concept stormwater Management Plan Review.**

**Description: New Single Family Home**

**Petitioner: Doug Cohen, Doug Cohen Properties**

**Property Owner: Doug Cohen Real Estate**

Mr. Trejo provided a review of the Department Memo dated January 21, 2021.

Discussion ensued over exterior materials, particularly regarding the finish materials located left of the front door, the overall size of the house in relation to the lot size, loss of several existing trees, and the elevation articulation on the north side of the garage elevation.

Mr. Cohen spoke before the Commission. He noted that a ban board is used near the elevation finish of concern. He provided an illustration of a previously constructed home with the same detail. Mr. Cohen noted that a reasonable rear yard is 40-feet in depth and that the proposed layout was sufficient. Mr. Cohen discussed with the Commission the loss of trees and consideration for a landscape plan to be submitted with future applications. Mr. Cohen noted he would inquire if the window on the north building elevation of the garage wall could be moved closer to the street, but cautioned that he would have to keep it out of the path of the garage door rails.

Mr. Jurgiel asked if there were any public comments. There were none.

Commissioner Saunders made a motion to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review for a new single-family home at 764 Elkington Lane as presented in the Memorandum from the Department of Planning and Community Development dated January 21, 2021, subject to any staff conditions noted therein. In addition, Commissioner Saunders requested that the following two conditions be part of the motion:

1. Petitioner try to save the tree located on the southeast corner of the lot; and
2. Petitioner work with staff regarding the discharge point of the sump pump following the construction of the basement, including possibly connecting the sump pump pipe to the underground detention system.
3. Petitioner relocated the proposed window on the exterior garage wall elevation facing north further to the west towards the street.

Commissioner Brophy seconded. On roll call vote the poll of the Commission was as follows:

- Spiegelglass - approve
- Saunders - approve
- Lewis - approve
- Rich - approve
- Waggoner - approve
- Jurgiel – approve
- Brophy - approve

The motion passes unanimously, 7 to 0.

### B. **The OPUS Group Redevelopment Project (Irvington and Reyem Courts)**

**Petition Type: Concept Plan Review for MU Gateway District Rezoning Request**

**Description: 5-acre, multifamily redevelopment**

**Petitioner: The Opus Group**

**Property Owner: 23 single-family homes under contract with The Opus Group**

Mr. Trejo provided an overview of the Concept Plan Review procedures for the MU Gateway District and the goals and objectives of the 2006 City of Olivette Comprehensive Plan.

He noted that The Opus Group has submitted a request for rezoning of 23 single-family homes, consisting of 5-acres in the Hilltop Woods Subdivision. These homes are the ones addressed off of either Irvington Court or Reym Court. The Opus Group has all 23 homes under contract.

Discussion ensued amongst Commission members regarding traffic, impact on schools, lighting and photometric studies, and the access easement off the CVS Property addressed as 9141 Olive Boulevard.

Members of The Opus Group team, including Joseph Kelley, Manger of Real Estate Development and Ryan Carlie, Director of Real Estate Development, and Gary Schuberth Vice President of Architecture, all spoke before the Commission. Mr. Carlie provided a brief background of The Opus Group, including various developments completed or under construction in the St. Louis region. Mr. Carlie noted that The Opus Group has secured contracts on assembly all 23-properties and proposes a request to rezone the property to MU Gateway District and create a planned development district consisting of a 5-story, 204 unit market rate multifamily apartment project.

Mr. Schuberth provided an overview of the proposed building and site improvements. He noted the development plans to provide a wide range of unit sizes that will offer a variety housing options at different price points. The 5-story proposed structure will increase the density and design quality, while improving the ambience and character of the neighborhood. The proposed building will feature resort style amenities including a pool, fitness room, dog wash, club room, and more.

Mr. Carlie noted a key goal of the development is to promote connectivity and integration within Olivette and the surrounding community. He noted conversations have been initiated with Great Rivers Greenway and Opus to collaborate with them on the Centennial Greenway. There are also plans to aid in eliminating the pedestrian barrier between the homes in Olivette's Northeast quadrant and Price Road via a pedestrian path and public space along Alice Place, bordering the Northern Boundary of the proposed development.

Discussion ensued amongst the Commission and Mr. Carlie, Kelley and Schuberth. Discussion included Commission concerns regarding the expanse of surface parking proposed, sustainability features, and lighting.

Stephen Lamkin of 1100 Irvington Court spoke before the Commission. He expressed support for the development.

Larry Koenig of 1131 Hilltop Drive spoke before the Commission. He expressed concerns over the proposed development. He indicated that the size and scale of the development is out of character and portion with the surroundings and neighborhood. He also noted concern over the view of the development from his back yard, given its height, scale, and expanse of surface parking area.

Jim Person of 9345 Llewellyn Lane spoke before the Commission. He requested that the Commission carefully review the public spaces proposed for the development and how they can be active public spaces and integrate into the City's park system. He further noted that the sidewalk along Alice Place should serve and be designed than just more than a mere sidewalk. He urged the Developer, City, CVS operators, and the Great Rivers Greenway District collaborate in improving the excess unimproved land north of the CVS building facility. He also expressed concerns over the initial design of the development access road from Price Road and how it intersects and interacts with the proposed extension of the Centennial Greenway.

Sue Rich of 8927 Hilltop Manor Drive spoke before the Commission. She inquired about the availability of the traffic study and expressed concerns that the size of the development will have a negative impact on traffic in the area.

Edward Solomon of 417 Berkley Place Court spoke before the Commission. He requested the Commission consider the impact this development, in addition with multifamily residential developments included in The Oliver and Olive Crossing, will have to the school district.

## 6. DISCUSSION ITEMS:

- **Urban Agriculture**  
Discussion regarding Urban Agriculture was deferred to next meeting.
- **Stormwater Management**  
Discussion regarding stormwater management was deferred.

## 7. OTHER BUSINESS:

**A. Meeting Minutes**

Mr. Trejo noted that there were no meeting minutes for review.

**B. Reports**

Mr. Trejo provided updates regarding City developments and City events.

Councilperson Waldman provided an overview of recent City Council activities.

**8. ADJOURNMENT:**

Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 9:28 PM.

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Secretary Jodi Rich

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Chairman Rob Jurgiel

Adopted: 2021 03-04