

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
February 4, 2021**

The City of Olivette Planning and Community Design Commission (PCDC) met on February 4, 2021 at 7:04 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, City Attorney Paul Martin, Director of Planning and Community Development Carlos Trejo, 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.

3. PUBLIC COMMENTS:

Mr. Trejo noted that there were no comments

4. DISCUSSION ITEMS:

A. Urban Agriculture

This item was discussed amongst the Commission on January 7, 2021.

Mr. Trejo provided an overview of the staff memorandum dated February 4, 2021. He noted that City Attorney, Paul Martin, was in attendance to address Commission questions.

Mr. Martin addressed the Commission. He answered several Commission inquiries regarding the City establishing regulations governing the harboring of bees. Issues discussed included impact to a neighbor's having bee allergies and liabilities. In addition, the setback requirements for hives was discussed and the request to remove any urban agriculture activity upon the transfer of property.

Mr. Jurgiel opened the meeting to public comments.

Kathleen Helmann of 800 North Price Road spoke before the Commission. She spoke regarding on various items proposed regarding Urban Agriculture. More specifically she recommended that the number of permitted chickens should be increased from 6 to 10, the coop structure size should be noted on the application and need for an outdoor pen area, that flexibility should be allowed for coops/pens or hives attached to other accessory structures, the need for consideration to other livestock such as ducks, and suggested the setback for hives should be increased from 5 feet to 10 feet.

Laura Ragsdale of 1130 Irvington Court spoke before the Commission. She spoke expressing concern over allow the harboring of bees, the setback of hives, and noted she is severely allergic to bee stings.

Ed Solomon of 417 Berkley Place spoke before the Commission. He spoke expressing concern over proposed consideration of permitting grandfathering/pre-existing urban agriculture activities to continue, specifically roosters. In addition, he noted that the nuisance regulations should be amended to include rooster crowing as a noise nuisance.

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

This item was introduced and discussed at the January 17, 2021, Commission meeting.

Members of The Opus Group, including Joseph Kelley, Manager 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 noted the changes made to the concept plans since the January 17th meeting. He noted specifically the improvements to the surface parking layout and the buffering along the east lot line.

Mr. Schubert presented several new vignettes to illustrate the attempts to soften the parking surface area, the public space along Alice Place, the various nodes and markers on both Alice Place and N Price Road, the building materials, and the buffer along the east property line.

Discussion ensued with Commission members. Inquires were made as to the acquisition of the properties along Hilltop Drive. Mr. Carly noted that they did not initiate the assemblage of the properties being considered, that that was done by a 3rd party. He did note that it was his understanding that the 3rd property did note that the property owners along Hilltop Drive were approached.

Discussion ensued over the following items:

- the amount of green space along the east, especially serving as a buffer to the Hilltop properties;
- the coverage of surface parking on the site;
- the building ground floor elevation and layout;
- opportunities to include structure parking to increase the amount of green space;
- the sidewalks along Alice Place do not connect to other sidewalks; and
- the lighting of the building exterior.

Josh Barcus, Associate with Stock & Associates Consulting Engineers, Inc., spoke in regards to the grades of the property. He noted that from the highest corner on the north to the lowest on the south, there is an approximate 15-foot drop in elevation. He noted that the site would be graded so as the building first floor plate is flat with adjacent grades. He did not believe that underground parking could be incorporated into the design given the anticipated regrading of the site and the circulation path that is being considered.

Mr. Schubert noted that there would be architectural lighting project onto the building, but that it would be controlled lighting intended not to spillover or over brighten the night sky.

Concept Plan Review for MU Gateway District Rezoning Request. Property owner 23 single-family homes under contract with The Opus Group. The property owner is requesting a 5-acre multifamily development. The Commission discussed and reviewed the proposed concept submission. After discussion, the commission opened for public comments. Larry Koenig, 1131 Hilltop Dr.; Laura Ragsdale, 1130 Irvington; Mary Anderson, 9129 Alice Pl.; & Stephen Lamkin; 1100 Irvington Ct. All made comments about the concept submission.

Larry Koenig of 1131 Hilltop Drive spoke before the Commission. He spoke of being approached by a realtor, prior to The Opus Group application submission, to have his property purchased. He noted that a reasonable price was never forwarded for consideration. He expressed concern over the density and height of the development. He also expressed concern over the rear yard view he would have as he abuts the property immediately to the east of the subject site.

Laura Ragsdale of 1130 Irvington Court spoke before the Commission. She noted to the Commission that this was the 5th assemblage for a development that she has been involved. She expressed support for the project.

Mary Anderson of 9129 Alice Place spoke before the Commission. She expressed concern over the proposed building height noting that it would be out of character with surroundings. She expressed concern over the expanse of surface parking and the impact the development will have on Alice Place traffic.

Stephen Lamkin of 1100 Irvington Court spoke before the Commission. He commended the development being initiated without the use of Eminent Domain. He stated that of the 23 homes, when he purchased his 90% of the homes were owner occupied. He stated today only 30% of the home are owner occupied.

5. **NEW BUSINESS**

A. **Text Amendment to amend Article XVI Accessory Structures and Uses, being part of Chapter 400 Zoning Regulations of Title IV Land Use of the Olivette Municipal Code, to enact regulations addressing certain urban agriculture activities.**

Discussion on this item was deferred by the Commission.

6. **OTHER BUSINESS:**

A. **Meeting Minutes**

No Minutes for acknowledgement

B. Reports

- Mr. Trejo provided updates regarding City developments and City events.
- Councilperson Waldman provided an overview of recent City Council activities.

7. ADJOURNMENT:

- Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 9:45 PM.

Secretary Jodi Rich

Chair Rob Jurgiel

Adopted: 2021 03-04