

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

Date Approved: 2021 06-03

The City of Olivette Planning and Community Design Commission (PCDC) met on March 4, 2021, at 7:02 PM via videoconferencing on Zoom. Rob Jurgiel presiding as Chair called the meeting to order. Commission Member Jodi Rich served as secretary. The meeting was live streamed via <https://us02web.zoom.us/j/82412988694>

1. ROLL CALL:

On roll call, the following members were present: Richard Brophy, Rob Jurgiel, Jodie Rich, Mike Saunders, Tim Spiegelglass, 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. NEW BUSINESS

- A. Text Amendment - An Ordinance to adopt a Chapter 445 Urban Agriculture, being part of Title IV Land Use of the Olivette Municipal Code.

Mr. Trejo provided a slide presentation illustrating the draft ordinance, incorporating changes from the February 18, 2021, discussions. Mr. Trejo noted that the goal of this ordinance is to establish community accepted standards, provide resources, ensure an exit strategy, prohibit bamboo, and establish framework for permitting and inspections. He noted the primary regulations that would be put in place: limit a residence to 6-chickens, 3-beehives, no roosters, allow prairie/native grasses (whether native or non-native) that exceed nuisance limitations, and prohibit the planting of bamboo.

Mr. Trejo noted that there would be a process for variations through Site Plan Review standards, including provisions for unique circumstance, placement, visual buffering, noise mitigation, and lot and size characteristics.

Kate Hellman, 800 North Price Road was invited to speak to the Commission. Ms. Hellman raises chickens on her property, landscapes and gardens, and has overseen the coordination and maintenance of various agriculture exhibits, including at the St. Louis Science Center and Old Bonhomme Elementary School.

Ms. Hellman discussed her experience with bees and best practices. She urged the Commission to consider the direction that bee doors face, to increase the spacing standards from a lot line from 5 ft to 15 feet, establishing a perimeter barrier to limit a bee's flight pattern.

On chickens, Ms. Helleman noted that the removal of feces is not necessary every 24-hours and is useful in mixing with top soils. She also noted that a pen height should be at least 8-feet in height. She also urged the Commission to consider 8 to 10 chickens per lot as oppose to the limitation of 6 under consideration.

The Commission discussed the suggestions posed by Ms. Hellman, discussed the definition and goal regarding natural landscape areas, whether to address other livestock, and the term "hardship" as used for variation requests.

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

City Attorney Paul Martin spoke before the Commission. He addressed several Commission questions regarding the limitations and variation procedures. Following discussion, Mr. Martin recommended the Commission consider a motion to recommend approval of the Ordinance submitted by staff, subject to the following changes: 1. No other livestock be permitted other than Bees & Chickens; 2. Either define noxious or nuisance weeds or eliminate; 3. Eliminate the practical difficulty of unnecessary hardship language from the variation sections; 4. clarify the coop versus pin dimensions on the application for chickens; 5. Raise chicken number to ten and add limit the chickens to egg laying chickens; 6. To ensure that the beehive entrance is open to the interior of the lot and are located at least fifteen feet from the property line.

Motion was made by Commissioner Waggoner to consider the motion as summarized by the City Attorney. Commissioner Brophy seconded. On roll call vote the poll of the Commission was as follows:

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

The motion passes unanimously, 6 to 0.

City Manager Barb Sondag spoke before the Commission. She acknowledged the work the Commission placed into the drafting of the ordinance.

5. DISCUSSION ITEMS:

- A. Stormwater Management Master Plan
Mr. Trejo stated that no Stormwater draft is available at this time.

6. OTHER BUSINESS

- A. Meeting Minutes
Minutes for January 7th & 21st, 2021, and February 4, 2021, were accepted by Commission.
- B. Reports
- Mr. Trejo provided updates regarding City developments and City Events.
 - Councilperson Waldman provided an overview for recent City Council activities.

7. ADJOURNMENT:

Commissioner Saunders addressed the Commission stating that this would be his last meeting as a Commission member. Chairman Jurgiel expressed that it was a pleasure having him on the Commission and that he will be missed.

Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 8:34 PM.

Acting Secretary Jodie Rich

Acting Chair Rob Jurgiel

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