

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
MARCH 18, 2021**

Date Approved: 2021 06-03

The City of Olivette Planning and Community Design Commission (PCDC) met on March 18, 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. The meeting was live streamed via <https://us02web.zoom.us/j/87621696795>

1. ROLL CALL:

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

Also, in attendance were City Councilmember Missy Waldman, 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. CONSENT BUSINESS:

A. 1157 Indian Meadows Drive

Petition for a 953-square foot addition and 331 square feet of concrete patio on rear of home. Petition subject to Community Design and Concept Stormwater Management Plan Review. Mr. Trejo provided a power point presentation summarizing the content of the staff memorandum.

Discussion ensued amongst Commission members regarding the northeast side elevation, discussing the exterior building materials and the window sizes.

Council Liaison Waldman noted that she also serves as a Trustee member of the Indian Meadows Subdivision Association. She expressed concern with the use of stucco along the side elevation and the various material changes that are being used throughout.

Mr. Trejo discussed with Commission the residential addition and suggested to hear from the Petitioner and architect, Jim Bulejski.

Mr. Bulejski spoke before the Commission. He noted the intent of the design is to reflect a contemporary modern look. Consideration was given to the elevation articulation through the use of the different materials. He noted the window sizes were reflective of the desire of his client.

Discussion ensued amongst Commission members. Focus was on the window size on the northeast side building elevation and the exterior building materials.

Commission inquired with Mr. Bulejski if the windows heights could be increased, and the exterior building materials could be adjusted on the northeast elevation. Mr. Bulejski noted he would work with staff to consider the changes.

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

Commissioner Brophy made a motion to approve the Petition for Community Design and Concept Stormwater Management Plan Review for a residential addition at 1157 Indian Meadows Drive as presented in the Memorandum from the Department of Planning and Community Development dated March 18, 2021, subject to any staff conditions noted therein. Mr. Brophy also noted in his

motion that Mr. Bulejski work with staff to consider changes to the northeast side building elevation that would increase the window heights on the addition portion and consider changes to the exterior finish materials. Commissioner Spiegelglass seconded. On roll call vote the poll of the Commission was as follows:

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

The motion passes unanimously, 6 to 0.

B. 16 Beverly Lane - Installation of rooftop solar panels.

Mr. Trejo provided a power point presentation summarizing the content of the staff memorandum. He noted panels are located on the south facing building elevation but are separated by different roof planes. Given that the installation of the rooftop solar panels is on two separate roof planes, the Commission policy is required Community Design Review in accordance with §425.020.A.2.

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

Commissioner Lewis made a motion to approve the Petition for Community Design Review for the installation of rooftop solar at 16 Beverly Lane as presented in the Memorandum from the Department of Planning and Community Development dated March 18, 2021, subject to any staff conditions noted therein. Commissioner Waggoner seconded. On roll call vote the poll of the Commission was as follows:

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

The motion passes unanimously, 6 to 0.

5. NEW BUSINESS

A. 7 Bon Aire Drive - New Single-Family Home

Mr. Trejo provided a power point presentation summarizing the content of the staff memorandum. Mr. Trejo noted that the proposed design before the Commission reflects changes request by the trustees of the Bon Aire Subdivision. Mr. Trejo noted requests in the staff memorandum for a landscape plan and planting of trees on the site grounds.

Pavel Ivanchuk of Osnova Architecture, spoke before the Commission on behalf of the Petitioner. There were no question from the Commission.

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

Commissioner Brophy 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 7 Bon Aire Drive as presented in the Memorandum from the Department of Planning and Community Development dated March 18, 2021, subject to any staff conditions noted therein. Commissioner Waggoner seconded. On roll call vote the poll of the Commission was as follows:

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

The motion passes unanimously, 6 to 0.

B. Birdie Lane Subdivision - Petition for Road Right-of-Way Vacation

Mr. Trejo discussed this item with Commission. Mr. Trejo also stated that no action will be taken. This is just giving information only and we will schedule a public hearing on April 15th, 2021.

6. DISCUSSION ITEMS:

A. Residential stormwater requirements for new subdivision.

Mr. Trejo discussed the Residential stormwater requirements for new subdivisions with the Commission, specifically Section 422.080. Under said sections, new homes require their own site detention be provided. In a new subdivision, such as the proposed Birdie Lane, the sizing of the detention area required by the Metropolitan Sewer District takes into account the impervious area of the building footprint, and also includes the patio, driveway, driveway turnaround, sidewalks, and the street. In theory, Section 422.080 requires duplicates the detention request.

Discussion ensued amongst Commission members. Mr. Trejo requested the Commission continue discussion and that a draft amendment would be prepared by staff for Commission consideration.

7. OTHER BUSINESS:

A. 9661 Old Bonhomme Road – Old Bonhomme Elementary School East Parking Lot Modifications

Old Bonhomme Elementary would like to make modifications to the parking lot by removing the islands from the parking lot.

The Commission and Mr. Trejo discussed this item. Commissioner Brophy suggested that that commission should invite someone to speak about the traffic issues and also have a representative from the school to speak about this item.

B. 12 Forsythia Lane – Elevation Modifications

Mr. Trejo stated that the petitioner was not in attendance and asked the Commission to defer this item.

C. Meeting Minutes

No meeting minutes were provided for review.

D. Reports

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

Councilperson Waldman provided an overview for recent City Council activities.

8. ADJOURNMENT:

Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 8:39 PM.

Acting Secretary Jodie Rich

Acting Chair Rob Jurgiel

Adopted: 2021 06-03