

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
APRIL 20, 2023**

The City of Olivette Planning and Community Design Commission (PCDC) met on April 20, 2023, at 7:00 pm via videoconferencing on Zoom. Rob Jurgiel presiding as Chairman called the meeting to order. Commission Secretary Judy Rich was absent. Commission Vice Chairman Carol Waggoner served as secretary. The meeting was live streamed via Zoom at <https://us02web.zoom.us/j/82449465590>.

1. ROLL CALL:

On roll call, the following Commission members were present:

Rob Jurgiel, Chairman	Carol Waggoner, Vice Chairman	Sam Wallach
Bryan Lewis	Tim Spiegelglass	Daniel Rosenberg

Also, in attendance: City Council Liaison, Councilmember Missy Waldman; Planning and Community Development Director, Carlos Trejo; Senior Planner, Dawn Doty and Planning and Zoning Administrator, Yakara Buchanan

In the audience, Finance Director / Interim City Manager Darren Mann.

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

2. REVIEW OF COMMISSION PROCEDURES:

Chairman Jurgiel provided an overview of how business would be conducted during the videoconference, including how to participate, and the procedure in which presentations and public comments would be conducted for each item.

3. PUBLIC COMMENTS:

There were no public comments.

4. OLD BUSINESS

A. 9270 Olive Boulevard, Sunrise Dispensary

Planning Director Trejo reviewed the discussion the Special Permit process, the role of PCDC as an Advisory Committee who forwards recommendations to the City Council, which serves as the City's legislative body. Mr. Trejo reviewed the uses permitted within a COR-zoned District, as well as the impact of new legislation related to medical and recreational marijuana in the State of Missouri, under Amendment 3, and within the City of Olivette Municipal Code, under Chapters 400 and 450. Mr. Trejo provided a bullet-pointed list of comments that have been noted to-date, including but not limited to crime, safety, traffic, and image/identity. Mr. Trejo provided a slide presentation to accompany the traffic analysis, proposed operations, and a list of city-wide planning concerns and considerations.

Discussion ensued over traffic. Mr. Trejo noted discussions have taken place with the Police Department. The City is also aware of recent issues regarding residential construction along the street that has led to impediments to road access due to the roads width and pass-ability. Director Trejo stated that although the parking required by code is compliant for the proposed use and site grounds, based on the volume projected by the petitioner and the information given in the traffic analysis, there are not enough stalls to accommodate the amount of traffic at this location during its anticipated peak hour.

The Petitioner, Neal Minor, Chief Administrative Officer with Agri-Genesis spoke before the Commission. Mr. Minor addressed changes that have been made to mitigate traffic and parking. Mr. Minor stated that their company has hired a new Director of Retail Operations who has implemented new operations at the Kansas City location that they plan on implementing here in Olivette – including online ordering and pick-up. Mr. Minor also stated that he is not opposed to taking City and Council's ideas for the business and making it fit into Olivette's vision.

Discussion ensued over pedestrian access. Mr. Minor re-stated he is in discussions with adjacent commercial property owners regarding employee parking but has not to date obtained any signed lease agreements or contracts. Mr. Minor also address traffic study issues and stated he will look to see if there would be an opportunity to fit one more parking stall at the proposed site, even in the case where Olive Blvd. were closed. Mr. Minor does not agree with pushing all of the traffic onto Dolores.

Discussion ensued over requested for changes to be made to the exterior siding with efforts to beautify the building.

Discussion ensued over the cross-access easement with the Shoppes at Price Crossing. Mr. Trejo stated that previous development plans had accounted for the eventual creation of a walking path connection between the two parking lots. Mr. Trejo stressed that the Petitioner would need to discuss with adjacent property owners.

Discussion ensued over the parcel's entrances, given that there would be 3: Olive, Dolores, and Shoppes at Price Crossing. The petitioner's civil engineer, Mr. Kozatec, with Civil & Environmental Consultants, Inc., located in St. Charles, MO, spoke before the Commission. He replied that three entrances would mitigate anticipated traffic issues. Discussion included if this plan would accomplish the objectives of the Comprehensive Plan goals. Mr. Trejo replied that traffic flows affecting Olive Blvd would need to be examined given current residential traffic. Entrance off Olive Blvd cannot be moved East due to grade. Mr. Trejo's understanding is to prioritize turns on/off Olive Blvd.

Commissioner Jurgiel provided an opportunity for public comment. The following spoke before the Commission:

Nina Miller of 36 Pricewoods Lane spoke before the Commission. Ms. Miller is opposed to any marijuana facilities in Olivette. Ms. Miller believes the traffic is already too heavy at Dolores and believes that Commission should prioritize the needs of citizens and deny this project all together.

Raphael Thompson of 809 Newcastle Drive spoke before the Commission. Mr. Thompson has concerns with traffic, says that the location is not good for a business with this much traffic and stated the volume is too big for this location.

Ishan Desai of 9318 Kenneth Place spoke before the Commission. Mr. Desai stated that he spoke to all his neighbors and only two are opposed to marijuana, but all oppose the proposed location. Mr. Desai believes the site is inadequate for proposed operations and expressed concerns about parking and traffic.

Jeff Schneider of 9324 Kenneth Place spoke before the Commission. He expressed concerns about parking, increased vehicular traffic issues and increased pedestrian traffic issues. Mr. Schneider expressed concerns over the traffic study.

Discussion ensued over the restricting the Olive Boulevard entrance and what the best use of the Dolores entrance would be, that being either full entry/exit, exit only, or enter only.

Following discussions, no motion was made and the item deferred until the next scheduled meeting.

5. NEW BUSINESS:

A. 15 Ramsgate Drive

Mr. Trejo noted that this item is being introduced to the Commission and provided a slide presentation of the petition application information provided. Mr. Trejo stipulated that the current site is in a low area known to have stormwater issues. Mr. Trejo suggested that if permitted by MSD, the stormwater pit tie directly to the stormwater inlet located behind the property.

Discussion ensued over the proposed stormwater management plan and recommended conditions.

Chairman Waggoner motioned to approve the petition as submitted subject to the conditions on staff's report dated April 20, 2023. Commissioner Spiegelglass seconded. On a roll call vote, the following actions were taken:

Commissioner Spiegelglass	Yes
Commissioner Rosenberg	Yes
Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes
Commissioner Jurgiel	Yes

The motion passed unanimously, 6 to 0.

B. 1 Marbrooke Lane

Mr. Trejo noted that this item is being introduced to the Commission and provided a slide presentation of the petition application information. Mr. Trejo stipulated that the exterior elevation contains the garage entry and is not 50% brick. During discussion about the Concept Stormwater Management Plan, it was stated that the

stormwater detention is provided via a detention pit at the southeast corner of the lot. Staff recommends that the stormwater pit connect directly to the MSD Inlet.

Pavel Ivanchuk, Owner of Osnova Architecture agreed to complete all items listed above for the recommended conditions for approval.

Chairman Jurgiel motioned to approve the petition as submitted subject to the conditions on staff's report dated April 20, 2023. Commissioner Spiegelglass seconded. On a roll call vote, the following actions were taken:

Commissioner Spiegelglass Yes
Commissioner Rosenberg Yes
Commissioner Wallach Yes
Commissioner Lewis Yes
Commissioner Waggoner Yes
Commissioner Jurgiel Yes

The motion passed unanimously, 6 to 0.

6. OTHER BUSINESS:

A. Meeting Minutes

- No meeting minutes for review.

B. Reports

- Director Trejo provided a reminder about the Community Visioning Workshop on May 18th. Director Trejo also provided a reminder about the upcoming Joint City Council and PCDC Meeting and current building projects along Olive Boulevard.
- City Council Chair Pro-Tem Missy Waldman provided the Commission an update on the recent Council elections and other Council activities.

7. ADJOURNMENT:

- Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 9:06 PM.

Secretary Jodi Rich

Chair Rob Jurgiel

Adopted: 2023 05-04