

**CITY OF OLIVETTE  
PLANNING AND COMMUNITY DESIGN COMMISSION  
MEETING MINUTES  
JUNE 1, 2023**

The City of Olivette Planning and Community Design Commission (PCDC) met on June 1, 2023, at 7:00 pm in person at 1140 Dielman Road, and via videoconferencing on Zoom. Rob Jurgiel presiding as Chairman called the meeting to order. Commission Secretary Jody Rich was absent. Commission Vice Chairman Carol Waggoner served as secretary. The meeting was live streamed via Zoom at <https://us02web.zoom.us/j/83124588128>.

**1. ROLL CALL:**

On roll call, the following Commission members were present:

Rob Jurgiel, Chairman	Carol Waggoner	Sam Wallach
Bryan Lewis		

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

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. COMPREHENSIVE PLAN UPDATE**

Planning Director Trejo gave an update on the comprehensive plan process. The city has set up a website at [olivettecompplan.com](http://olivettecompplan.com) for information and feedback. Information about the previous Visioning Workshop was given, and upcoming survey updates were announced. Information about upcoming events were presented.

**4. PUBLIC COMMENTS:**

**No Public Comments at this time.**

**5. OLD BUSINESS**

**A. 529 Long Acres Lane – Petition for a New Single-Family Home**

Mr. Trejo provided the Commission with background information on the property, design details, lot dimensions, and how the property is exempt from having its own on-site stormwater detention due to the stormwater basin.

Mr. Trejo answered questions regarding on-site stormwater detention. Chair Jurgiel asked if there were any public comments. No public comments.

Commissioner Waggoner motioned to approve the petition for Community Design and Concept Stormwater Management Review for a new single-family home at 529 Long Acres Lane as presented in the Memorandum from the Department of Planning and Community Development dated June 1, 2023, subject to any staff conditions noted therein. Commissioner Lewis seconded. On a roll call vote, the following actions were taken:

Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes
Commissioner Jurgiel	Yes

The motion passed unanimously, 4 to 0.

Mr. Trejo reviewed the next steps in the process.

**B. 570 Long Acres Drive, Petition for a New Single-Family Home.**

Mr. Trejo provided the Commission with background information on the property. Mr. Trejo informed the Commission on the grading, MSD, stormwater mitigation requirements, and buffers. Information on the proposed swell and direction of stormwater was presented. Mr. Trejo answered questions regarding the proposed pool and detention.

Mr. Trejo answered questions from the Commission regarding stormwater mitigation, yard drainage, swell depth, water direction, and swell maintenance.

Petitioner Larry Freeman spoke via Zoom. Mr. Freeman provided information about the meetings held with neighboring property owners. He provided more information regarding the swell, and stormwater retention for the proposed pool. Mr. Freeman answered questions about water run-off. Mr. Trejo clarified contour information and directions. Mr. Freeman provided information about rain downspouts and the water flow on the plot.

Tom Noel from 575 Dielman Road took the podium. Mr. Noel stated his concerns with the grading and community design guidelines. Mr. Noll stated his recommendations for the proposed 570 Long Acres Lane.

Chi Shae, from 585 Dielman Road took the podium. Mr. Shae explained his concerns with grading, the flow of water, run-off, and communication with the Petitioner.

Mr. Trejo answered Commission questions regarding grading.

Commissioner Lewis brought up the lack of windows on the side of the home shown in the side elevation graphic. The Commission and Mr. Trejo discussed the contour lines and lowering the top of foundation. Mr. Noel returned to the podium and proceeded to state his input on the foundation conversation. The Commission and Mr. Trejo conversed about the potential of lowering the top of foundation, whether if it will affect the swell, and the potentials shifting of the home footprint.

Commissioner Waggoner motioned to approve the petition for Community Design and Concept Stormwater Management Plan Review for a new single-family home at 570 Long Acres Lane as presented in the Memorandum from the Department of Planning and Community Development dated June 1, 2023, subject to any staff conditions noted therein. The conditions noted:

- The Petitioner should speak with his engineer about the possibility of lowering the foundation.
- The Petitioner should speak with neighbors due to the lack of connection.
- A BMP will be required for the pool and deck, and onsite detention if the combination of the pool, pool flat work, and deck exceed 1,200 sf.
- Final Stormwater Site Improvement Plan
- Limitation of Top of Foundation
- Final Plan Submission
- Verification of Setbacks
- Limit of Exposed Foundation

Commissioner Wallach seconded the motion. On a roll call vote, the following actions were taken:

Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes
Commissioner Jurgiel	Yes

The motion passed unanimously, 4 to 0.

Mr. Trejo reviewed the next steps in the process.

## 6. **NEW BUSINESS:**

### **A. 9200 Olive Boulevard, Ste 126 (Shoppes at Price Crossing) The Wine Merchant – Petition for Special Permit Use – Site Plan, Community Design, and Concept Stormwater Management Plan Review**

Mr. Trejo reviewed the Special Use Permit Process.

Next, Mr. Trejo provided background information on the 9200 Olive Boulevard property. Mr. Trejo provided information about the ordinances about the site, and the wine merchant are not authorized to use the attached drive-through.

The Petitioner Greg Yawitz took the podium to introduce Jason Mane, the Wine Merchant. Chair Jurgiel asked for public comments. There were none.

Commissioner Waggoner motioned to forward a recommendation to the City Council to consider authorizing a special permit use for the operations of beer, wine, and liquor stores (NAICS 4453), not to exceed 7,000 square feet, to be know as The Wine Merchant as presented before the Commission and noted in the

Memorandum from the Department of Planning and Community Development dated June 1, 2023, subject to any staff conditions noted therein (these attached under the Staff Report). Seconded by Commissioner Lewis. On a roll call vote, the following actions were taken:

Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes
Commissioner Jurgiel	Yes

The motion passed unanimously, 4 to 0.

Mr. Trejo reviewed the next steps in the process.

**B. 1223 North Price Road – Auto Beauty Specialists – Amend Existing Special Permit Use – Site Plan, Community Design, and Concept Stormwater Management Plan Review**

Mr. Trejo provided background information on the 1223 North Price Road property location and the type of business they conduct. Mr. Trejo reviewed both types of motions that the Commission could pass. Mr. Trejo reviewed the plans and elevations for the Commission.

The Petitioner Nick Evola spoke via Zoom. He provided information regarding the storage area, and electric vehicles. Mr. Trejo answered questions about fire safety, and fire code.

Commissioner Waggoner motioned (amendment to the existing special permit) to consider the petition for a 1,380 square foot storage addition at the property addressed as 1223 North Price Road as an amendment to the existing Special Permit Use authorized under Ordinance #2565 to Auto Beauty Specialist, and approve the: Site Plan, Community Design, and Concept Stormwater Management Plan. Reviews as presented before the Commission and noted in the Memorandum from the Department of Planning and Community Development dated June 1, 2023, subject to any staff conditions noted therein (these attached under the Staff Report). Commissioner Wallach seconded the motion.

On a roll call vote, the following actions were taken:

Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes
Commissioner Jurgiel	Yes

The motion passed unanimously, 4 to 0.

Mr. Trejo reviewed the next steps in the process.

**C. 1220 North Price Road – Paddle & Pickle Club – Special Use Permit Request - Site Plan, Community Design, and Concept Stormwater Management Plan Review**

Mr. Trejo provided background information on the 1220 North Price Road property location and the type of business they conduct. Mr. Trejo reviewed the building plans and breakdown with the Commission. Mr. Trejo also explained limited parking. Commissioner Waggoner asked a question relating to the parking field. Mr. Trejo answered business, material, and noise related questions.

Drew Clarey, representing the Petitioner's took the podium to introduce himself. He provided extra information on the building and pickleball concept. This is Padel + Pickle's first location, and they wanted to start in St. Louis. Chair Jurgiel asked for public comments, there were none. Mr. Trejo provided information regarding mailings and notifying property owners. Mr. Trejo also answered a question regarding the process the Petitioner must take if they would like to expand into more portions of the warehouse space. Traffic volume was also discussed.

Commissioner Waggoner motioned to forward a recommendation to the City Council to consider authorizing a special permit use for the Paddle & Pickle Club to operate a 41,225 square foot private membership club that features indoor paddle and pickle ball courts, club house, bar, and pro shop at the property grounds addressed as 1220 North Price Road as presented before the Commission and noted in the Memorandum from the Department of Planning and Community Development dated June 1, 2023, subject to any staff conditions noted therein (these attached under the Staff Report). Commissioner Wallach seconded the motion. On a roll call vote, the following actions were taken:

Commissioner Wallach	Yes
Commissioner Lewis	Yes
Commissioner Waggoner	Yes

Commissioner Jurgiel            Yes  
The motion passed unanimously, 4 to 0.

Mr. Trejo reviewed the next steps in the process.

**D. Text Amendment: Chapter 445 – Urban Agriculture Regarding Bamboo**

Mr. Trejo provided details on the removal of sub paragraph B of Section 445.080 regarding bamboo, and the procedures of the neighboring properties issues with bamboo growth. It is still prohibited to plant bamboo. The Notice & Abatement Order will still be maintained by the city, but it will change the objection of a neighbor on the bamboo intrusion would be removed. Mr. Trejo answered clarification questions. The Commission held a discussion on language and what portions should be removed. The Commission agreed that it may be beneficial to meet with the City Attorney for this change. Addition questions will be sent to the City Attorney.

**7. OTHER BUSINESS:**

**A. Meeting Minutes**

Ms. Conrad provided May 4<sup>th</sup> Meeting Minutes. Commissioner Lewis acknowledged the minutes.

**B. Reports**

Mr. Trejo provided updates on the Olive Crossing complex.

Updates on EZ Storage were presented.

Parks and Recreation updates were also stated. Updates on the Community Center and the Parks master plan.

Great River's Greenway Trail updates were provided.

Councilmember Missy Waldman gave an update on the comprehensive plan process, and community events.

**8. ADJOURNMENT:**

Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 9:30 PM.

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Commissioner Carol Waggoner

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Chair Rob Jurgiel

Adopted 2023 09-21