

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JUNE 15, 2023**

The City of Olivette Planning and Community Design Commission (PCDC) met on June 15, 2023, at 7:00 pm 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/86828069223>.

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; 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 for information and feedback.

4. PUBLIC COMMENTS:

Mark Lapp expressed his concerns about the Birdie Lane retaining wall, and the instillation of plantings. He stated the possibility of a landscape plan and maintenance plan to soften the wall.

Kent Bach spoke regarding the bamboo resolution and stated his concerns with bamboo.

Stephanie Todd proposed that she would investigate saving trees located on developments and provide the Commission with a presentation but will wait until the new City Manager starts.

Mona Kafaie spoke for the trees. She provided information on the species that utilize trees, and how the Commission should consider the safety of trees.

5. NEW BUSINESS

A. 3 Cherri Lane – New Single-Family Residence - Site Plan, Community Design, and Concept Stormwater Management Plan Review

Mr. Trejo provided the Commission with an overview of the new single-family home and explained the buildable area in terms of the shallow backyard. Mr. Trejo stated that there was no issue during the Community Design review. The Commission was provided with information regarding trees and their removal. Mr. Trejo provided the Commission with information on the detention well, stormwater flow, BMP practices and grading. Information regarding the driveway turn around and the addition of a potential lip was presented.

Mr. Trejo reviewed the two conditions stated within the Commissions packets. Chair Jurgiel asked for Commission questions. Mr. Trejo answered questions about the buildable area, lot depth, and existing vs. proposed measurements.

Mr. Trejo reviewed design guidelines related to trees and informed the Commission on tree placement in proximity to utilities.

Chair Jurgiel and Mr. Trejo discussed the driveway and its grading. Commissioner Waggoner questioned the design based on the potential to preserve trees.

The Petitioner Arthur Kotets took the podium. He provided the Commission with more information on the design and depth of the proposed home. Mr. Kotets also explained information about the trees, backyard size, and the water flow on and turn room on the driveway. Mr. Trejo answered a question regarding a sewer inlet. Mr. Kotets answered questions regarding siding and materials.

Mr. Trejo asked the Petitioner a question regarding the steps for tree preservation. Mr. Kotets stated that they would examine the health of the trees, protect the root zone, no soil disturbance, and tree protection zones. Mr. Kotets also answered a question regarding a landscape plan. Mr. Trejo reiterated the tree removal recommendations and how those recommendations state that if a tree is removed, two should be planted elsewhere. The Commission held a discussion on the tree removal, and overall proposed home design.

Chair Jurgiel asked for public comments. Stephanie Todd made a comment regarding the design of the garage and proposed having a front entry garage. Chair Jurgiel responded. Ms. Todd made a comment regarding the Sweet Gum tree and its removal and the importance of planting more trees.

Mona Kafaie took the podium to suggest a third party to examine the trees on the 3 Cherri Lane lot and explained the environmental benefits of keeping dying trees.

Mr. Kotets stated the landowner will add landscaping to their backyard, and native plantings. Mr. Kotets answered a question regarding the potential pool house room.

Commissioner Waggoner motioned to approve a petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review for a new single-family home at 3 Cherri Lane as presented in the Memorandum from the Department of Planning and Community Development dated June 15, 2023, subject to any staff conditions noted therein. Additional Conditions:

- Amended soils of raingarden along north property line to filter and slow stormwater sheet flow to the north. Note, this is not intended to stop stormwater from going downhill, but to filter and slow velocity.
- Redirect driveway turnaround to slope south towards street to allow stormwater to filter south down the driveway and towards street.
- The developer pays particular attention to the existing trees located on the site, and save what can be saved, and provide a replacement if taken down.

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

- Commissioner Wallach: Yes
 - Commissioner Spiegelglass: Yes
 - Commissioner Rosenberg: Yes
 - Commissioner Lewis: Yes
 - Commissioner Waggoner: Yes
 - Chair Jurgiel: Yes
- The motion passed unanimously, 6 to 0.

Mr. Trejo reviewed the next steps in the process.

B. 9501 Bonhomme Road – New Single-Family Residence – Community Design and Concept Stormwater Management Plan Review

Mr. Trejo provided the Commission with an overview of the new single-family home. Mr. Trejo noted that there were several things that must be brought to the Commission's attention regarding the property and its design guidelines. One of them being 50% masonry recommendation. Mr. Trejo also informed the Commission on the proposed detention system. The Commission were provided with calculations on their plans.

The Petitioner Mike Whalen, the owner of Whalen Custom Homes spoke in front of the Commission. The architect was also present. Mr. Whalen provided the Commission with detailed information regarding the materials for the proposed home. Mr. Whalen provided the Commission with information on the possible location of the drywell. Mr. Whalen also stated that an arborist report was conducted.

Architect John Metheny joined Mr. Whalen at the podium. Chair Jurgiel asked if the Commission had any questions or additional comments. There were none. Chair Jurgiel asked for public comments related to 9501 Bonhomme Road. There were no comments. Mr. Trejo provided an update for the Concept Stormwater Management Plan. Chair Jurgiel and Commissioner Waggoner discussed the next step for the Concept Stormwater Management Plan. The Commission discussed the Stormwater Management Plan. Chair Jurgiel

noted that if there are any questions or issues with the Stormwater Management Plan it should come back to PCDC, but for now it should be left with staff.

Commissioner Lewis motioned to approve the petition for Community Design and Concept Stormwater Management Review for a new single-family home at 9501 Bonhomme Road as presented in the Memorandum from the Department of Planning and Community Development dated June 15, 2023, subject to any staff conditions noted therein. Commissioner Spiegelglass seconded the motion. On a roll call, the following actions were taken:

- Commissioner Wallach: Yes
 - Commissioner Spiegelglass: Yes
 - Commissioner Rosenberg: Yes
 - Commissioner Lewis: Yes
 - Commissioner Waggoner: Yes
 - Chair Jurgiel: Yes
- The motion passed unanimously, 6 to 0.

Mr. Trejo reviewed the next steps in the process.

C. 595 Dielman Road – 3-Lot Subdivision of Existing Property – Preliminary Subdivision Plat

Mr. Trejo provided the Commission with locational information, previous meeting information, and parcel information. The Petitioner and Staff met with neighboring property owners to discuss access, construction, and impact. Mr. Trejo answered a question about traffic and public/private roadways as well as access and signage. The potential trail linkage was also brought up. Mr. Trejo stated that there was no avid opposition from different parties towards the petition.

Mr. Trejo informed the Commission on previous FEMA maps, preliminary special flood hazards, potential 100-year flood plains, conversations held with the Petitioner to discuss flooding and how the flood plain would be increased, creek locations, grading differentials, and more. Mr. Trejo provided the Commission with detailed information regarding the plats provided to the Commission. Mr. Trejo also explained the Missouri Flood Plain User Portal. Information about the trail easement was also provided, and a discussion about bridge access, potential easements, and utility placement was held.

Commissioner Waggoner expressed concern regarding the flood plain. Mr. Trejo responded that the FEMA maps are not official and have not been adopted yet. The city is cognizant of the change; however, the mappings are not officially defined yet. Mr. Trejo explained the possibility of residents submitting a Letter of Map Amendment to the Commission. Mr. Trejo answered questions regarding flooding that has occurred previously in the area. Questions regarding the curvature of White Rose Lane were answered.

The Petitioner Arthur Kotets took the podium. Mr. Kotets informed the Commission that he and Mr. Trejo reviewed preliminary elevations within the flood plain and existing grades within the building envelope. Mr. Kotets provided the Commission with grading information. Mr. Trejo reminded the Commission about preliminary plat measurements. Mr. Kotets provided the Commission with square footage information. Mr. Kotets answered questions regarding property ownership and lot size.

Ed Kausland, from 959 Dielman Road took the podium. Mr. Kausland conversed with the Commission regarding the maintenance of the creek, types of trees, the locational effects of a box culvert, and flooding. The Commission provided clarification regarding the narrow strip of land jutting off lot 1 (959 Dielman). Mr. Trejo informed the Commission that the city may find that strip of land beneficial if it were under their jurisdiction. A discussion was held about the ownership of the creek and flood mitigation.

Chair Jurgiel asked for public comments. There were none. No actions were taken for the 959 3-Lot Preliminary Subdivision Plat.

D. 10401 F Baur Blvd, RP Exotics, LLC – Special Permit Use Request – Site Plan, Community Design, and Concept Stormwater Management Plan Review – Consignment Sale of Used Cars, Including Marketing, Transportation, and Exchange - DEFERED

6. OTHER BUSINESS:

A. Text Amendment: Chapter 445 Urban Agriculture Regarding Bamboo - DEFERED

B. Meeting Minutes

No minutes were distributed for this meeting.

C. Reports

Mr. Trejo provided information on the new City Manager, Jennifer Yackley.

Special Use Permit for 9270 Olive Boulevard, the proposed Sunrise Dispensary failed. The motion failed 1 to 4. Mr. Trejo elaborated more on why the proposal failed. The Commission held a discussion about parking and denied dispensary proposal.

Mr. Trejo informed the Commission that there will be no meeting on July 6th.

Mr. Trejo informed the Commission about the new Planner on staff, Jack Carswell

Information about Coffee with the Mayor was provided.

Mr. Trejo also informed the Commission about upcoming traffic congestion, and the issue of a utility pole located near Olive Crossing.

Mr. Trejo informed the Commission about upcoming petitions for the Planthaven Retail Center.

City Council Liaison & Councilmember Waldman informed the Commission that Jennifer Yackley would be starting on August 7th.

7. ADJOURNMENT:

Commissioner Jurgiel asked if there were any further questions or comments. Being none, the meeting adjourned at 9:22 PM.

Commissioner Carol Waggoner

Chair Rob Jurgiel

Adopted 2023 09-21