

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
AUGUST 3, 2023**

The City of Olivette Planning and Community Design Commission (PCDC) met on August 3rd, 2023, at 7:00 PM via in person and videoconferencing on Zoom. Chairman Rob Jurgiel called the meeting to order. Commissioner Carol Waggoner served as secretary. The meeting was live streamed via Zoom, and can be rewatched here: https://www.youtube.com/watch?v=3Qa1_IGAAf8

1. ROLL CALL:

On roll call, the following Commission members were present: Chairman Rob Jurgiel, Commissioners Carol Waggoner, Daniel Rosenberg, Tim Spiegelglass, and Sam Wallach.

Also, in attendance were City Council Liaison Missy Waldman; Director of the Planning and Community Development, 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:

Chair Jurgiel provided an overview which outlined the Commission's operational protocols, procedures for participation, the process for conducting presentations, and public comments. Additionally, the Chair offered a comprehensive overview of the Commission's review procedures.

3. COMPREHENSIVE PLAN UPDATE

Planning Director Mr. Trejo provided an update on the progress of the ongoing comprehensive plan process, as well as background information on the previous plan from 2006. Mr. Trejo expressed the importance of the plan and what the plan will aim to do. Mr. Trejo provided Chair Jurgiel with a quick overview of the previous Comprehensive Plan update from the July 13th PCDC meeting. Mr. Trejo provided the Commission with survey response results and elaborated on the upcoming meetings for stakeholder and focus groups. The Consultants are working on the drafts for the Housing and Transportation portion of the Comprehensive Plan.

Mr. Trejo reminded the Commission about the upcoming joint Council & PCDC workshop on September 7th, 2023. Mr. Trejo urged that residents and individuals in attendance be active and engaged in the process of planning for the long-term. Updates on the previous and upcoming surveys were provided.

Chair Jurgiel also reiterated the importance of community participation during the Comprehensive Planning process, and encouraged community members to inform neighbors, and friends as well.

4. PUBLIC COMMENTS:

Mr. Trejo noted that there were no comments in person or online.

5. NEW BUSINESS:

A. 595 Dielman Road, Preliminary Subdivision Plat

Mr. Trejo stated that this item was previously shown in front of the Commission on June 15th, 2023. Mr. Trejo provided a summary of the report, stating that it is a three-lot subdivision of an existing property that is 3.26 acres. One parcel will be located right off Dielman Road, with the multi-purpose trail located to the north. Off White Rose Lane, located on the western side, two

lots will be created both with access to White Rose Lane, which is a public street. Mr. Trejo noted that the properties would meet the dimensional requirements for the SR district. Mr. Trejo informed the Commission that they are evaluating 595 Dielman in the form of a preliminary subdivision plat, meaning the Commission assesses whether the lots are buildable, suitable, and have minimal impact on the property grounds and surrounding area. Mr. Trejo reminded the Commission, that by code they have 60 days to act. Mr. Trejo refreshed the Commission on the previous concern of access to the multi-purpose trail.

Mr. Trejo informed the Commission about the concerns regarding excess land near the creek and stated that the Petitioner is willing to dedicate the land to the City of Olivette. The dedicated land will remain unusable, protected, and in the future the land has the potential to be a floodway. Mr. Trejo also informed the Commission on the issue regarding the current flood plain maps. Mr. Trejo highlighted the issues that must be addressed before the next meeting. Those issues include flood plain mapping, effects of potential flooding, tree location, and more.

Mr. Trejo also presented information regarding Cross Section Elevations. Mr. Trejo expressed the possibility of a proposed home located on the lot, and the required heights, and locations for portions of the proposed house. Mr. Trejo informed the Commission on the potential ability to develop lot three, however more information is necessary on how lot three will be adjusted, how the basement floor is going to extend above the 621.6 line, and what impact will it have on the surrounding top of foundation that will be above grade.

Commissioner Waggoner stated concerns about lot two, the lot with access off Dielman Road. Mr. Trejo provided answers and explained the pre-existing dwelling unit, and lot two buildable area in relation to the flood plain.

Mr. Trejo also explained the possibility of a pathway connecting to the multi-purpose trail and the informed the Commission on the discussion with the developer, the developers concern, and how the pathway improves the cities' long-range objective of pedestrian connectivity.

Mr. Trejo also informed the Commission on the estimated cost of the construction drawings on behalf of the city. The drawings were sent to the Public Works Director, and the Parks Director.

Mr. Trejo stated that the Commission needs to see the lot setbacks illustrated so that when the home design arrives to PCDC they are cognizant of how the setbacks would be outlaid. Mr. Trejo explained the next step to the Commission and informed them that a decision must be made during the current meeting. Mr. Trejo provided the Commission with recommendations.

The Petitioner Arthur Kotets and property owner were present. Arthur Kotets from 7739 Davis Drive spoke in front of the Commission. Mr. Kotets provided the Commission with more information regarding lot elevations and the potential walk-out basement. Mr. Trejo explained the process of how approving a preliminary subdivision plat works and the required documentation.

The Commission and Mr. Trejo informed the Petitioner that the Commission does not need full architectural drawings, and that an example house drawing would work.

The Petitioner provided the Commission with permission for an extension relating to 959 Dielman to provide the Commission with additional information regarding the preliminary subdivision plat.

The Commission stated that the Petitioner needs to show how these lots will function as buildable lots. The information should be presented on paper including information on the preliminary flood map amendments, lot setbacks, the grading of lot 3, location of trees, and utilities and other data from Chapter 405.

Chair Jurgiel asked for public comments. There were none.

B. 3 Stacy Drive, New Single-Family Residence, Site Plan and Community Design Review

Mr. Trejo opened by explaining that this item (3 Stacy Drive) was deferred at the July 20th meeting per request of the Commission on a consensus that revisions be submitted under specific criteria. Mr. Trejo informed the meeting of the City of Olivette's Residential Review process.

Mr. Trejo reminded the Commission about 3 Stacy Drive's previous community design and how it fit within the city's design principles. He also reminded the Commission on width lot deficiency. This means the lot required a site plan review. Mr. Trejo also reiterated the previous concerns about the lot setback, impacts on the streetscape, and more items that were presented at the previous PCDC meeting on July 20th, 2023. Mr. Trejo restated the consensus that the Commission gave from the previous meeting.

Mr. Trejo stated that the Commission's recommended revisions that illustrated the new home within a tolerance of the average were not received. Mr. Trejo stated to the Commission that public discussions, petitioner's presentations, and public comments have already occurred, and that the information present was not what was requested by the Commission. Mr. Trejo recommended that either the Commission table the item for the next PCDC meeting, or if the Commission wanted to act, to deny it with prejudice to allow them to file for an appeal process.

Mr. Trejo played a portion of the previous PCDC meeting for the Commission to refamiliarize the attendees and inform Chair Jurgiel due to his absence from the July 20th meeting. The portion shown at the meeting highlighted the Commission's previous request and recommendations pertaining to 3 Stacy Drive.

The Petitioner and residents from the neighborhood were present.

Commissioner Waggoner stated that she would like to hear from the Petitioner.

Petitioner Doug Cohen with Douglas Properties spoke before the Commission. He introduced the engineer, Eric Vietmeier with Volz, and Architect Katie Niesen Cook with Jim Bulejski Architects.

Mr. Cohen explained that angling the home slightly would move the home two feet west from 1 Stacy Drive. Mr. Cohen stated that one graphic was not to scale, and Mr. Trejo stated that he did not extend a portion of his graphic depicting the full home of 1 Stacy Drive, however based on the calculations provided by the Petitioner, the Commission was given the measurements that were requested. Mr. Cohen also brought up the issue of screening and recommended a landscape plan.

Mr. Cohen expressed that due to the curvature of the road, the setback is not a unique situation. Mr. Cohen opened for Commission questions.

Chair Jurgiel stated that the Commission would like to see the averages discussed from the previous meeting. Ms. Niesen Cook and Mr. Vietmeier took the podium. Ms. Niesen Cook

explained to the Commission the calculations of obtaining the average, and that it was conducted two ways. The first calculation provided an average of 58.5 feet. The second calculation put the average at 49.5 feet.

Chair Jurgiel stated that the home seems out of character and does not match the streetscape. Commissioner Waggoner agreed. Mr. Trejo stated that he would like the petitioner to provide their number and calculations to compare with his numbers. The Commission agreed that it would have been beneficial to see the Petitioner's calculations on paper as well as the previously recommended drawings.

The Petitioner, his engineer, and architect discussed the calculations with Mr. Trejo, and Mr. Trejo clarified any questions that were asked regarding his numbers and calculations. Mr. Trejo answered questions about how he recommended the average formula. Chair Jurgiel and Mr. Trejo discussed the recommended formula for the average.

Mr. Cohen introduced Ed Levinson. Mr. Levinson took the podium and discussed the previous houses footprint, and the possibility of angling the current proposed footprint.

Chair Jurgiel opened for public comments.

Larry Norber from 2 Stacy Drive took the podium. As a 22-year resident of Olivette and a trustee of the Heather Hill First Addition Homeowners Association for over four years, Mr. Norber voiced his apprehension regarding the placement of the proposed project. Mr. Norber referenced the City of Olivette's Residential Development & Design Guidelines.

Nancy Nuleck representing her mother who lives at 5 Stacy Drive took the podium. Ms. Nuleck explained that the home will stay within her family and not be torn down. However, she informed the Commission that 5 Stacy Drive may undergo some expansions in the future, and she voiced her concerns with the placement and setback of the proposed 3 Stacy Drive.

Corey Feit, the homeowner of 1 Stacy Drive, who resides in the home situated east of the proposed development took the podium. Mr. Feit provided the Commission with a PDF presentation detailing historic positioning of the homes within the neighborhood, proposed repositioning details for 3 Stacy Drive, and more highlights regarding his concerns.

Chair Jurgiel asked for any more public comments before rebuttals.

Jenna Feit, the homeowner of 1 Stacy Drive also took the podium. She provided the Commission with information relating to trees and their removal. She asked that tree placement and avoiding the removal of healthy, mature trees be taken into consideration. She also stated her concerns with stormwater, and the effects the proposed home may have on 1 Stacy's rain garden.

The Petitioner, Mr. Cohen took the podium to respond. Mr. Cohen informed the Commission that they are against mirroring the property, because if mirrored the concept would have additional steps, the client would lose garage space, code requires a landing for a certain number of steps, and there would be a lack of basement windows due to elevation changes.

Chair Jurgiel stated that the Commission agrees that the proposed house must be moved back. The Commission held a discussion over the possible recommendations and proposed average measurements.

Chair Jurgiel allowed Mr. Cohen three minutes to discuss with his team and clients. Mr. Cohen passed a piece of paper around to the Commission which highlighted the newly proposed set back line. Commissioner Waggoner was concerned about the garage jutting out. Commissioner Waggoner stated that the Petitioner may need to draw out more ideas and provide the visuals to help conceptualize. The Commission agreed that it would be beneficial to see other options.

Ms. Niesen Cook provided Mr. Trejo with an animation depicting the solar panels.

Chair Jurgiel stated the Petitioner should come back with three different options depicting the different setbacks, and possibly including the angle change of the proposed property.

6. OTHER BUSINESS:

A. Meeting Minutes

Commissioner Chair Waggoner acknowledged and accepted the meeting minutes from July 20th, 2023, PCDC Meeting.

Chair Jurgiel acknowledged the meeting minutes.

B. Reports:

Mr. Trejo provided the Commission with information about the new City Manager, Jennifer Yackley, and her upcoming start at Olivette.

Olive Crossing opened to house the first nine occupants. Mr. Trejo provided updates on the pace of the project and the construction side of Olive Crossing and explained the issues with a utility pole. Mr. Trejo also provided information on the Olive Crossing Open House, and the changes made from the Development agreement. Lots one and two may be combined for a possible grocer.

An article was posted in the St. Louis Business Journal highlighting the new, upcoming Paris Baguette, which will be in one of the Olive Crossing development lots.

Mr. Trejo received an email from the developers who are working on the former Irvington Court & Reyem Court. They should be submitting for their building improvement plans by the end of August. The reviews may take some time to examine due to the complexity of the project.

The city is also in negotiations with railroad who owns the corridor along the Dielman/Price Industrial Park. This is related to the extension of the trail system into the Hilltop/Arrowhead neighborhood. It is almost to completion through the Great Rivers Greenway (GRG), and some property transfers are taking place in the upcoming future.

GRG is negotiating with a property on Dielman to obtain access from the railroad corridor to Dielman Road. Bid construction should begin within the next month. Construction on the multi-purpose trail from Dielman Road to the new 5 Oaks Community Center should begin construction by early next year.

5 Oaks Community Center is taking reservations. In the next 35–45-day window the furniture should be moved in, and the staff will slowly start to occupy the space. With a public opening aiming for the month of October.

Old Bonhomme School continues construction as they are trying to complete it prior to the start of school date, August 22nd. Extended hours have been granted as they finish up interior work, primarily the floors.

Brick has been added to the Ez Storage east elevation.

The two special permits for Great Heart Brewing Company and RP Exotics discussed at the July 20th PCDC meeting will appear in front of the City Council on August 8th.

Mr. Trejo stated that he would answer any additional questions.

Commissioner Waggoner asked a question regarding the old city hall retail lot, and its status. Mr. Trejo stated that he will have a sit down with the developer and City Manager to discuss the agreement and the lot.

Councilmember Waldman gave closing remarks and highlighted the upcoming Coffee with the Mayor which acts as an introduction for the cities new City Manager Jennifer Yackley.

7. ADJOURNMENT:

Chairman Jurgiel asked for closing comments. There were none, and the meeting adjourned at 9:12 PM.

Commissioner Carol Waggoner

Chair Rob Jurgiel

Adopted: 2023 08-17