

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
AUGUST 17, 2023**

The City of Olivette Planning and Community Design Commission (PCDC) met on August 17th, 2023, at 7: PM via in person and videoconferencing on Zoom. Chairman Rob Jurgiel called the meeting to order. Vice Chair Carol Waggoner served as secretary. The meeting was live streamed via Zoom, and can be rewatched here: <https://www.youtube.com/watch?v=chkR4oBsJOI>

1. ROLL CALL:

On roll call, the following Commission members were present: Chairman Rob Jurgiel, Vice Chair Carol Waggoner, Bryan Lewis, Tim Spiegelglass, and Sam Wallach.

Also, in attendance were City Council Liaison Missy Waldman; Director of the Planning and Community Development, Carlos Trejo; Senior Planner, Dawn Doty; and Planning and Zoning Administrator, Jack Carswell.

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. Mr. Trejo expressed the importance the focus group meetings and provided the Commission with additional information. Mr. Trejo provided information regarding the second survey. Mr. Trejo provided the Commission with information about the next Council/PCDC Joint Workshop on Thursday, September 7th and 7 PM. Mr. Trejo also provided information about the upcoming Coffee with the Mayor on September 13th. 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. OLD 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, and August 3rd. Mr. Trejo provided a summary of the report and provided the Commission with the updated drawing recommendations from the previous meeting. The plans showed the change in grade, previous flood lines, tree locations and more. The Commission held a discussion pertaining to preliminary subdivision plat. Mr. Trejo answered one question from the Commission. Mr. Trejo stated that some trees may be removed, however the Petitioner will

provide information on how each individual lot is replacing them when the submit a new home permit.

Chair Jurgiel asked for public comments. There were none.

Commissioner Waggoner motioned to approve a petition for a 3-lot subdivision of the property currently addressed as 595 Dielman Road as presented in the Memorandum from the Department of Planning and Community Development dated August 17, 2023, subject to any staff recommendations of conditions noted herein. Conditions include, but are not limited to, the following: Petitioner provided an amount of \$8,500, to the City of Olivette to engage in engineering services for the preparation of the 595 Dielman Road Trail – Engineering Proposal as submitted by The Sterling Company, dated July 21, 2023. Commissioner Spiegelglass seconded the motion. On roll call vote, the following actions were taken.

Commissioner Wallach Yes
Commissioner Spiegelglass Yes
Commissioner Lewis Yes
Commissioner Waggoner Yes
Chairman Jurgiel Yes

The motion passes unanimously, 5 to 0.

Mr. Trejo reviewed the next steps in the plat process.

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 discussed in previous meetings. Mr. Trejo stated that the Petitioner and homeowners from 1 Stacy Drive have had a conversation and come to an agreement for setback. The Petitioner provided the Commission with three averages that showcased the setback options. Mr. Trejo informed the Commission of the previous agreement and provided a graphic depicting the agreed upon setback of 17.8 feet beyond the property line. The Commission discussed the setbacks, and Chair Jurgiel asked for public comments.

Corey Feit, the homeowner of 1 Stacy Drive, who resides in the home situated east of the proposed development took the podium. Mr. Feit voiced his concerns about a difference in the measurements. Mr. Feit wanted to verify his agreement, and gain confirmation that the agreement is met. Once the footings are formed the Commission will verify the agreed upon survey point.

Mr. Trejo informed the Commission that for 3 Stacy Drive, there would be two motions. One for a variation in the driveway, and the second relating to the house and approval of the site plan, community design, and concept stormwater management.

The Petitioner Mr. Cohen took the podium to state his opinions and ideas on how the city could address driveway variations in the future.

Commissioner Waggoner motioned to approve the Petition for a variation to the driveway setback as presented in the Memorandum from the Department of Planning and Community Development dated July 20, 2023, subject to any staff conditions noted therein. Commissioner Lewis seconded the motion. On roll call vote, the following actions were taken.

Commissioner Wallach Yes
Commissioner Spiegelglass Yes
Commissioner Lewis Yes

Commissioner Waggoner Yes
Chairman Jurgiel Yes
The motion passes unanimously, 5 to 0.

Commissioner Lewis motioned to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review, for a new single-family home at 3 Stacy Drive as presented in the Memorandum from the Department of Planning and Community Development dated August 17, 2023, subject to any staff conditions noted therein. (Conditions include the proposed 56.9-foot setback presented to the Commission) Conditions include, but are not limited to, the following: Front year setback as requested, Verification of setback be shared with adjacent property owner. Commissioner Waggoner seconded the motion. On roll call vote, the following actions were taken.

Commissioner Spiegelglass Yes
Commissioner Lewis Yes
Commissioner Wallach Yes
Commissioner Waggoner Yes
Chairman Jurgiel Yes
The motion passes unanimously, 5 to 0.

6. NEW BUSINESS:

A. 9680 Olive Boulevard, GoodFaith BP AMOCO – Modification to Special Permit: Site Plan and Community Design Review

Mr. Trejo stated that this item came to the Commission for clarification on the review process. Mr. Trejo provided the Commission with information on the previously approved amendment for special use roughly over a year ago from the August 17th, 2023, meeting.

Mr. Trejo stated that the Petitioner is asking to place a canopy to cover the pump island on the Olive Boulevard side. Mr. Trejo explained the two possible ways of approval to the Commission. Mr. Trejo reviewed the conditions if the Commission choose to pass the canopy as an amendment. The Commission asked for clarification on the location of the canopy. It does not extend over the sidewalk/street.

City Council Liaison Waldman stated her concerns on the coloring of the canopy. The Commission discussed the coloration and noted it may be beneficial to include color renderings.

Commissioner Spiegelglass noted that the Petitioner was supposed to make lot improvements, landscaping, and more. However, not much has been completed. Mr. Trejo noted the Commission of the previous conditions. The Commission conversed about delaying the proposal until graphics depicting the canopy are submitted, and the other agreed upon conditions are met. Mr. Trejo stated that the Petitioners are still compliant within the 18-month timeline for the special use conditions. Mr. Trejo noted he would speak with the Petitioners, and if the item returns to the Commission, it will return during the second meeting in September on the 21st.

7. OTHER BUSINESS:

A. Meeting Minutes

Vice Chair Waggoner acknowledged receipt of the Meeting Minutes from August 3rd, 2023, PCDC Meeting.

B. Reports:

Mr. Trejo provided updates on 5 Oaks on Warson. Around two months until public occupancy. Memberships are now available. The component of the GRG trail near the community center is complete.

The second phase of the trail is going out for bid next month, with construction starting shortly after. Mr. Trejo provided trail location information and details.

The City of Creve Coeur and Bayer Campus are working on a new development which will be similar to the streets of St. Charles town center. It will include apartments, detached townhomes, retail, and a box store.

Across the street there is a proposal to construct additional apartments.

Construction on the Ez Storage facility continues. Upcoming retailer meeting will be held with the City Manager.

The Council authorized the special permit for Great Harvest Brewing, and Mr. Trejo provided the Commission with information on the next steps in the process.

No updates on the art gallery and the construction of their addition.

The Wine Merchant opened shop.

At Olive Crossing discussions with the developer were held to address street conditions and the removal of one utility pole. Sidewalk construction on North Price Road should be expedited. The Clover openings will be sent out soon.

The Paris Baguette has submitted their plans for tenet finish.

The development behind Chevys should be applying for building permits in the upcoming weeks. Completing the sidewalks along Alice Place to allow for the connection of neighborhoods was emphasized by the city for the upcoming development. Mr. Trejo provided details about the apartment developers.

Under the I-170 bridge there was a green square painted for the testing of colors and durability of the paint. This will be the location of a greenway mural.

Mr. Trejo provided information on University City's upcoming developments such as the Canes, bank, and more.

Mr. Trejo answered a question about The Oliver's upcoming retail site.

City Council Liaison Missy Waldman provided information on the upcoming Coffee with the Mayor, Kirkwood roundtable, and City Council/PCDC meetings.

8. ADJOURNMENT:

Chairman Jurgiel asked for closing comments. There were none, and the meeting adjourned at 8:13 PM.

Commissioner Carol Waggoner

Chair Rob Jurgiel

Adopted 2023 09-21