

Plan Commission
September 12, 2018 Meeting Minutes

The Plan Commission held a meeting at City Hall, 6801 Delmar Boulevard, University City, Missouri, on Wednesday, September 12. The meeting commenced at 6:05pm

1. Roll Call

Voting Members Present

Cirri Moran
Margaret Holly
Michael Miller
Ellen Hartz
Cynthia Head – arrived at 6:42

Voting Members Absent

Judith Gainer

Non-Voting Council Liaison Present

Paulette Carr

Staff Present

Gregory Rose, City Manager
John Mulligan, City Attorney
Colleen Durfee, Planner & Zoning Administrator
Adam Brown, Planner

2. Approval of Minutes

Mr. Miller moved to approve the minutes from July 25, 2018. Ms. Holly seconded. The motion carried unanimously.

3. Public Hearings

There were no public hearings.

Old Business

a. CUP 18-05665: Ms. Morran asked that staff include criteria for conditional use in minutes and provide in packets for future meetings. Ms. Durfee stated that staff recommends the approval of amended CUP. Staff decided that in order to accommodate parking, addition will be treated as church/office for parking calculations and these would be added to the main assembly space calculations. The parking spaces required would therefore be 92 spaces including reductions, which the Church is providing.

Ms. Holly made a motion to un-table the matter, Mr. Miller seconded, the motion carried unanimously.

Mr. Miller motioned to accept amended application as stated, Ms. Holly seconded.

Ms. Moran asked Mr. Mulligan if the amendment satisfied Mr. Mulligan's previous concerns for parking. Mr. Mulligan stated that it did.

The motion was unanimously carried and the CUP passed as approved. Ms. Moran said this will now go to City Council. Ms. Moran thanked Mr. Hanes for his patience. There was a discussion of benefit of the process.

5. New Business

Text amendment 18-03: Setback exceptions for garages and carports . Ms. Durfee discussed why this amendment would be re-worked with the code committee. She asked the Commission to revisit the matter at a later date.

Zoning map amendment, Regina Ruvinova, - from General Commercial (GC) to Single Family Residential (SR). Staff report – Colleen described history of the property in past zoning codes, specifically, transitional uses. In 1970 code was amended to exclude transitional uses. Ms. Ruvinova is asking to convert back to SR. Ms. Durfee said that looking at the property and surrounding properties the SR designation is in concert with zoning code and staff recommends to approve the change.

Ms. Hartz made a motion to approve, Mr. Miller seconded. There was brief discussion about the direction of North and South, no further discussion. The motion carried unanimously, and will go to Council.

6. Other Business

There were no public comments or other business.

7. Reports:

a. Code Review Committee: There were no reports by the committee.

b. Staff Report: Ms. Durfee described the proposal of an overlay district and showed a map of lots platted before 1926. Many lots, especially in low to moderate income areas, are non-conforming due to current zoning requirements for lots (minimum width 50 feet, minimum area 6000 square feet). This code was developed when St. Louis was expanding. We do not allow adjoining lots on properties owned adjacent. Ms. Durfee showed map of proposed overlay district.

Ms. Hartz asked for the definition of an overlay district, and Ms. Durfee explained it would make lots conforming and take away limits to development on non-conforming lots. Ms. Moran asked if this was another form of grandfathering. Ms. Durfee explained that instead of changing all these areas to SR, this would specify lots platted after 1926. These lots would still have to abide by setbacks. She gave another example where a 75 foot lot could be subdivided into two lots.

Ms. Moran asked about Table 2, subdivision minimum area, and gave the example that in Ames Place, which listed a minimum of 5600 square feet, the majority of homes on are about 5000 square feet. Ms.

Durfee explained that she can adjust focusing on Single Family, taking out outliers. This will be discussed at the Code Review Committee on September 19th.

c. Council Liaison Report: Ms. Carr stated that the Tax Increment Financing (TIF) was recommended by the TIF Commission and that the City was now in negotiations between the City Manager, attorneys, and the developer. She said the matter will be brought to Council in late October or November, and at that time the redevelopment agreement would be revealed and voted on.

She also said that City Council has been revisiting their own procedures, and working with Mr. Rose to review processes on boards and commissions to make sure all are applied. They will look at distribution of EDRST funds, which was postponed until board operation could be examined and decide how things will be distributed going forward.

Mr. Miller asked if there been discussion of elimination or change of responsibility on any of the boards. Ms. Carr stated that only 2 boards had been reviewed. Council found that appointments were not being done correctly. They had not gotten to the question of elimination.

Mr. Miller asked about the sales tax revenues from the TIF, and there was some discussion of how the various taxes and taxing districts would be affected by the TIF.

Adjournment:

Meeting was adjourned at 7:02pm.