



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

## PLAN COMMISSION MEETING

Via Video Conference  
6:30 pm; Wednesday, April 28, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday April 28, 2021. The meeting commenced at 6:30 pm and concluded at 9:44 pm.

### 1. Roll Call

**Present**

Margaret Holly  
Mark Harvey  
Ellen Hartz  
Al Fleischer Jr.  
Patricia McQueen  
Victoria Gonzalez  
Charles Gascon  
Council Liaison Jeff Hales

**Absent**

**Staff Present**

John Mulligan, City Attorney  
Clifford Cross, Director of Planning and Development

2. **Call to Order** – (6:33 pm.) Chairwoman Holly called the meeting to order.

3. **Approval of Minutes** – March 24, 2021 Plan Commission meeting. (6:36 pm.)  
There were no objections to the approval of the March 24, 2021 minutes with the addition of Commissioner Harvey’s resolution.

### 4. Public Comments

There were no comments or hearings on non-agenda items.

### 5. Old Business

a. **Development Plan & Blight Study 353 Review/Recommendation**

**Applicant:** Council Preservation Redevelopment Corporation - Crown Center

**Request:** Study and Recommendation of 100% Tax Abatement for 10 Years and 50% Tax Abatement for an Additional 10 Years

**Address:** 8350 Delcrest Drive

**(VOTE REQUIRED)**

Mr. Cross presented the background, on the project, that Council Apartments were seeking 353 Tax Abatement for their residential redevelopment project commonly known as Crown Center. Specifically, he indicated that they were seeking approval of their redevelopment plan and acceptance of the blight study. Furthermore, Mr. Cross indicated that the Plan Commission had previously recommended approval of their request but this needed to be brought back for consideration due to a change in the lot layouts. Mr. Cross further indicated that this request was for 20 years instead of the eligible 25 and the request was for 100% abatement for the first 10 years and 50% abatement for 10 years. Mr. David Lang, who was representing Council Apartments, was available to address and answer questions of staff and the Plan Commission.

Commissioner Woman Hartz made a motion to accept the blight study and the motion passed by a 7-0 vote at approximately 7:08 pm. There was additional discussion pertaining to the redevelopment plan and Mr. Fleischer made a motion to approve the redevelopment plan and the motion passed by a 7-0 vote at approximately 7:15 pm.

b. **Map Amendment & Preliminary Development Plan Approval – PC 20-08**

**Applicant:** Charles Deutsch and Company Affiliates

**Request:** Approval of a Zoning Map Amendment from GC, HRO, SR & MR to Planned Development – Mixed Use PDM. Approval of a Preliminary Development Plan.

**Address:** 8630 Delmar Boulevard

*(VOTE REQUIRED)*

Mr. Cross reintroduced this project and briefly explained that the Plan Commission had reviewed and recommended approval of this request previously. He indicated that the zoning was already in place but action needed to be taken due to the verbiage of the adopted ordinance capping the number of dwelling units. Specifically, he indicated that this project was coming before the commission because of the change in the project scope increase the number of dwelling units from the originally approved 258 to the newly proposed 265. He indicated that in addition the plan had included an additional 13 parking spaces which resulted in 2 more additional parking spaces than the code would require. There was also discussion concerning the need for a Conditional Use permit to address setback reductions prior to final plan approval. Zack Deutsch, Charles Deutsch and Gerry Greiman were present to represent the applicants and address any questions that the commission had.

Commissioner Fleischer Jr. made a motion to approve the map amendment. Commissioner Harvey made an amended motion to approve the map amendment to include the maximum number of dwelling units at 265. The motion passed by a unanimous 7-0 vote at approximately 7:49 pm.

There was no additional discussion pertaining to the preliminary plan. Commissioner Fleischer Jr. made a motion to approve the preliminary plan subject to the conditions that a Conditional Use Permit, to address the required setbacks, be obtained prior to final plan approval, all applicable boundary adjustments and ROW vacations be completed prior to final plan approval & all bicycle rack and parking requirements are met prior to final plan approval. The motion passed by a unanimous 7-0 vote at approximately 7:53 pm.

***There was an approximate 5-minute break and commission reconvened at approximately 7:59 pm.***

**c. Conditional Use Permit – PC 21 – 04  
Public Hearing**

Applicant: Toni Wade (The HomeQuest Group)  
Request: Approval for a Conditional Use Permit for a proposed Sustainability Training & Residency Center.  
Address: 1004 Pennsylvania Avenue  
(VOTE REQUIRED)

At approximately 8:00 pm. Chairwoman Holly reintroduced the proposal and provided a brief overview of the prior discussion and specifics of the request. Mr. Cross followed up and further summarized the need for the request. He recommended we continue the public hearing prior to moving forward.

**Public Hearing (Continued)**

Ms. Kimberly Brown of 1060 Roth Avenue was able to address the commission as part of the continued discussion. She primarily wanted to better understand the proposal. Public comments submitted in writing were entered into the record.

Consideration of the proposal continued upon completion of Ms. Brown's comments. This discussion pertained to the continued formal action of recommending approval of a Conditional Use Permit to accommodate a Sustainability Training & Residency Center. The discussion continued to focus on the specific components of the proposed use. The commission primarily focused on what the primary use of the proposal would be and the dynamics of the proposal. Ms. Wade made a presentation to the commission to further clarify her proposal. Ms. Wade, Ms. Housley, Mr. D'Agostino and Mr. Hulseby represented the applicant and participated in the discussion and addressed the commission. Upon completion, of the discussion, the commission still felt there was not enough information to act on the agenda item and requested additional information be provided. The requested information included information pertaining to the building diagram, parking, information on similar approvals, clarification of the primary use and how they can address safety concerns. The applicant indicated she would provide updates to better address those questions.

Commissioner Fleischer Jr. made a motion to un-table Commissioner Harvey's March 24, 2021 motion that originally tabled the request. The motion to untable passed by a 6-1 vote. Commissioner Fleischer Jr. then made a motion to Table the request "To Time Certain" for May 26, 2021. The motion passed by a 5-2 vote at approximately 9:37 pm.

**6. New Business**

There was no New Business to discuss.

**7. Other Business**

Mr. Cross advised the commission he was still looking into how the City intends to move forward with the development of the new Comprehensive Plan.

**8. Reports**

Council Liaison Hales updated the Commission on the Fire Departments Covid 19 Vaccination program and approval of a Bond Issue to potentially fund the future renovation of the Police Station, Annex, Old Library and City Hall.

**9. Adjournment**

Chairwoman Holly adjourned the meeting at approximately 9:44 pm.

## Christy Housley

1119 W Parkedge Ln • St Louis, MO 63130  
Phone: 3144861013 • • E-Mail: christydousley@gmail.com

Date: Councilmen and Councilwomen,

I am contacting you regarding the matter of the building, 1004 Pennysylvania, recently purchased by Toni Wade of HomeQuest group and also founder of the non-profit, Project Outreach.

Toni has experience running shelters in coordination with the city of St Louis. I have visited several of these sites and worked with the homeless populations there with another non-profit that I am involved with. Toni has run these facilities successfully and helped many people to achieve their dreams of a place to call home after this transitional help.

I understand that it has come into question whether the University City residents would support this kind of facility in their own back yard. I am here to tell you that my husband and I are residents of University City, along with 3 little ones, and we would be in full support of what Toni wants to do here. The truth is we already have many struggling neighbors here, I don't see this as bringing them to us, I see this as helping people who are already struggling. In addition Toni has stated that she would use this facility to house those who have already proven themselves and want to improve. In addition I attend a local church on the Delmar Loop (One Family) that has many members who live in University City who have a history of supporting and working with underserved populations and who would also be in support of this kind of work. Unfortunately with time constraints I was not able to talk to many of them, but if needed I could work on getting signatures.

Ultimately, Toni Wade has been very successful in creating financial stability for herself. So successful in fact that now she is trying to give back to others who may be struggling. I believe this is a very noble endeavor and that someone who is trying to serve the least of these in our communities should never be stopped out of fear, but supported with as much help as possible.

I agree with Rosa Parks and hope that you might too when she said "I would like to be known as a person who is concerned about freedom and equality and justice and prosperity for ALL people." I'm pretty sure that doesn't exclude those who are in the most desperate of situations.

I believe the council will make the right decision that will be best for ALL the people. Good decisions are never made out of fear.

Sincerely,

Christy Housley  
Homelessness Assistance



March 21, 2021

Clifford Cross  
Director of Planning & Development  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross,

This letter is in support of Project Outreach conditional use application for 1004 Pennsylvania Avenue, University City, MO 63130. I am writing this letter from a personal point of view and a participant who went through Toni Wade's program, SSTAR successfully completing it and now own an investment property.

Five years ago, I went through a horrible divorce which left me and my children nearly homeless due to my ex-husband being the main breadwinner and him getting the majority of our assets. I was working but had no savings of my own and was at a stage of my life that I didn't know what to do or how offset my ex-husband's income to be able to provide for myself and my children. While talking with Toni one day, she mentioned to me the sustainability training program she was running that would teach me some lifelong skills and could help me eventually purchase an investment property of my own that would ensure I was never in that situation again.

Fast forward to current day, not only do I have a residual income from the investment property, I was able to purchase in my neighborhood a building that was abandoned, fixed it up, paying taxes and it is an asset to the community. I was also hired as the COO of HomeQuest Group which partners with SSTAR and committed to teaching others how to do exactly what I did in their own communities.

SSTAR would be a great asset to the entire community!

Sincerely,

Paula Mwenelupembe  
HomeQuest Group, COO