



**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; Thursday, May 6, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Thursday May 6, 2021. The meeting commenced at 6:30 pm and concluded at 7:42 pm.

### 1. Roll Call

**Present**

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

**Absent**

Victoria Gonzalez

**Staff Present**

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

2. **Call to Order** – (6:30 pm.) Chairwoman Holly called the meeting to order.

3. **Approval of Minutes** – NA

### 4. Public Comments

There were no public comments for non-agenda items from the public. Council Member Hales entered Council Member Klein and Council Member Cusick's letter pertaining to the proposed CUP at 1004 Pennsylvania Avenue.

### 5. Old Business

There was no Old Business to Discuss

### 6. New Business

a. **Conditional Use Permit – PC 21 – 06  
Public Hearing**

Applicant: Torah Center Midwest (DBA Torah Prep School)  
Request: Approval for a Conditional Use Permit for a proposed Private School  
Address: 8136 Groby Road  
(VOTE REQUIRED)

Consideration of the proposed request began at approximately 6:36 pm. This discussion pertained to the formal action of recommending approval of a Conditional Use Permit to establish and operate a Private School. Mr. Cross made a brief PowerPoint presentation explaining the proposal and the provision of the code that requires the CUP.

**Public Hearing (6:53 pm)**

Dr Sean Joe, Albert Black, Rabbi Yosef Landa and Mary Lhotak were able to address the commission and incorporate their comments and concerns. The applicant addressed any questions that they had.

Public comments submitted in writing were entered into the record.

Mr. Marc Jacob, Rabbi Tzvi Freedman and Mr. Hillel Anton were present on behalf of the applicant to address any questions that the commission or public had. The commission evaluated the submitted material and heard testimony from the applicant pertaining to the breakdown of the proposed request. Based upon the discussion the commission made a motion to recommend approval of the request. Commissioner Hartz made a motion to recommend approval of the request. The commission recommended approval by a 6-0 vote at approximately 7:18 pm.

**7. Other Business**

Mr. Cross advised the City is working to move forward with the development of the new Comprehensive Plan. Specifically, he advised the commission that it is his understanding the development of the plan will be in two phases. The first phase will be part of a visioning process and the second will be the development of the physical plan. He indicated that it is expected that each phase could potentially be completed by two separate selected consultants.

**8. Reports**

Council Liaison Hales wanted the commission to understand that Council Member Klein and Council Member Cusick submitted their letter to clarify their position on the 1004 Pennsylvania CUP proposal. They wanted to clarify they have not taken a position on the matter.

Lastly Mr. Cross updated the commission that he is working on materials, packets and clarification on funding for the Plan Commission.

**9. Adjournment**

Chairwoman Holly adjourned the meeting at approximately 7:42 pm.

## Clifford Cross

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**From:** Mary Kenyon <marynanikenyon@sbcglobal.net>  
**Sent:** Thursday, May 6, 2021 10:49 AM  
**To:** Clifford Cross; Chris Lhotak  
**Subject:** Fw: Planning Commission Public Hearing Case PC21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

We received a letter from the City last week asking for comment about the matter PC21-06 property transfer to Torah Prep on Groby Avenue. Where are the specific plans that we are to be scrutinizing for impacts to neighbors' properties? Is there a change of usage or significant construction or a change to the hours of operation that I need to know about? Prospective Plans were not included in the packet we received. Absent the actual plans, our comments are based on the current conditions at the property.

I am Mary Nani Lhotak and my husband Christopher Lhotak and I own/live at 963 Gay Avenue, 63130 for more than twenty years. Prior, our family lived of on Abbeville Drive, enjoying a long relationship with our beloved former neighbors, the family of Rabbi Gershon and Devorah Zeffen, founder of Bais Jacov High School for Girls.

We welcome our new neighbors Torah Prep, and send wishes for Perfect Health, Great Learning and Constant Joy for all at your new location.

For the new owners a direct request-- Can the roof mounted ultrabright security lights adjusted to only provide light within the bounds of the property? The light blazes quite strong, despite the planting of trees specifically for this purpose over 11 years ago. Neighbors across the street on the east side of Gay Avenue also receive the light pollution from the lights aiming too high. Light pollution interrupts human sleep cycles and disrupts wildlife.

For the new owners a question and offer-- Will the U city in Bloom Plant Bed in front of the property be continued? I was a parttime helper /waterer years ago. I would love to assist in maintaining this treasure, if needed.

For the new owners a question about the boundary fence--Are there any plans to replace, maintain or add fencing or confirm the exact property lines on your eastern side? Improvements to the unattractive, irregular situation that exists on the entire eastern boundary of the property would improve the aesthetics greatly for not just the direct neighbors, but the many students and drivers for whom this situation is visible. Most schools maintain a border fence surrounding playgrounds and parking lots. The border of this property has irregular/missing fencing, improperly maintained and unclear property boundary lines. I understand there is a right of way for utilities and fences exist zigging and zagging the ROW, non conforming, unusual situation.

It is uncomfortable as new neighbors to be asked to make a comment on the property exchange without information about plans. I realize previously we never brought these particular requests and concerns direct to the owner, the School District of University City...but you asked so we had a few comments and the specific request about the lights, based on the current situation.

With Kind Regards,  
Most Sincerely,  
Mary Nani Lhotak (formerly Kenyon)

## Clifford Cross

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**From:** Sean Joe <seanajoe@gmail.com>  
**Sent:** Monday, May 3, 2021 1:44 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case #PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing in response to a notice of this hearing regarding the application of Torah Center Midwest Inc. (DBA Torah Prep School) for a Conditional Use Permit for the property at 8136 Groby Road.

Residents in the most affected area must be provided more information before this permit is approved.

We already have an open public school in close proximity to our homes, thus I would be concerned about the increased school bus and or drop off and pick up tracking traffic would have on Swarthmore Lane.

The letter sent to me had no link to the permit request, thus I was not able to ascertain if any considerations regarding the potential impact on local parking on Swarthmore Lane or proposed efforts to mitigate any school bus/private school related transportation impact. For instance, we will now have increased traffic and school buses lined up on Swarthmore Lane.

Any negative traffic and parking impact on Swarthmore Lane would be of serious concern and could negatively impact property values in our little oasis.

I would like to be invited to participate and ask my questions at the May 6, 2021 meeting.

## Clifford Cross

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**From:** Jenna Abrams <jenna.abrams9105@gmail.com>  
**Sent:** Monday, May 3, 2021 10:09 PM  
**To:** Clifford Cross  
**Cc:** Hanton@torahprep.com  
**Subject:** Torah prep school

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within 3 blocks of the property for 1 years, and intend on staying in UCity at 872 wilner drive. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Jenna and Ephraim Abrams  
872 Wilner Drive, St Louis MO*

## Clifford Cross

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**From:** Hillel Anton <hanton@torahprep.com>  
**Sent:** Monday, May 3, 2021 4:59 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case# PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Cliff,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living within 3 blocks of the property for 13 years, and intend on staying in UCity.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,

Hillel Anton  
915 Dalkeith Lane  
St. Louis, MO 63132

## Clifford Cross

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**From:** dovax@aol.com  
**Sent:** Monday, May 3, 2021 5:45 PM  
**To:** Clifford Cross  
**Subject:** Planning Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I would like you to know that I am in favor of University City granting a conditional use permit to Torah Prep School at 8136 Groby Rd.

I have been living 5 or so blocks from the McNair school for over 30 years. I grew up in University City in the 1950s and 60s. I personally attended 6th grade at McNair (then called 'Blackberry Lane Elementary School'), and attended 1st through 5th grade at the University City public school called 'Canterbury' School, which has since been sold and is now, also a private school.

I admire many of the features of University City. Not only am I a long time resident of U. City, but I intend to remain here.

I'd like you to note that, from the perspective of a long time resident of U. City, I am in favor of Torah Prep School operating a private school at the former McNair building. I really think it will be a win-win for everyone.

Thank you.

Sincerely,

Bruce Axelbaum  
7921 Stanford Ave.  
U. City, MO 63130  
314-409-7248  
dovax@aol.com

## Clifford Cross

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**From:** Josh Bregman <bregman86@gmail.com>  
**Sent:** Monday, May 3, 2021 8:57 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

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Good evening,

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.*

*I have been living within 6 blocks of the property for 5 years, and intend on staying in UCity.*

*I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,*

*Josh Bregman*

*8028 Gannon Avenue*

*University, City, MO 63130*



## Clifford Cross

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**From:** sherrri bloch <sherribloch@gmail.com>  
**Sent:** Tuesday, May 4, 2021 1:14 PM  
**To:** Clifford Cross  
**Subject:** Plan commission Public Hearing Case PC21-06

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*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living in the neighborhood of the Groby Road property for over 35 years, and intend on staying in U City. It was a school when we first moved in and I am happy that it will continue to be a school. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Sherrill Bloch  
7710 Cornell Ave.  
U. City, MO 63130*

## Clifford Cross

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**From:** Laivy Brown <brownlaivy@gmail.com>  
**Sent:** Monday, May 3, 2021 5:06 PM  
**To:** Clifford Cross  
**Subject:** 8139 Groby

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*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 4 blocks of the property for most of the last 32 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Laivy Brown  
819 Longacre  
St. Louis MO 63132*

## Clifford Cross

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**From:** Lawrence Brown <lrbrown.bus@hotmail.com>  
**Sent:** Tuesday, May 4, 2021 1:01 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living within 6 blocks of the property for 30 years, and intend on staying in University City.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Larry Brown

***Lawrence R. Brown MD, PhD***

*7927 Cornell Avenue*

*St. Louis, MO 63130*

[LRBrown.bus@hotmail.com](mailto:LRBrown.bus@hotmail.com)

*Cell: 314-265-4489*

## Clifford Cross

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**From:** Steven Cohen <scohen6320@gmail.com>  
**Sent:** Tuesday, May 4, 2021 10:46 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 4 blocks of the property for 2.5 years, and intend on staying in U City. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Steven Cohen  
865 Wilner Drive

## Clifford Cross

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**From:** D Cohen <devorahbloch@gmail.com>  
**Sent:** Tuesday, May 4, 2021 10:46 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living within 4 blocks or so of the property for 2.5 years, and intend on staying in UCity.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Devorah Cohen  
865 Wilner Drive

## Clifford Cross

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**From:** Elefant Pizza <elefantpizza@gmail.com>  
**Sent:** Monday, May 3, 2021 5:57 PM  
**To:** Clifford Cross

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living within 1 block of the property for over 20 years and intend on staying in U City.

I am in favor of Torah Prep operating a private school at the former McNair building, look forward to having them as new neighbors.

Sincerely,  
David Elefant  
8262 Tulane Ave.

## Clifford Cross

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**From:** Rivka Friedman <wriphckuh@gmail.com>  
**Sent:** Monday, May 3, 2021 7:01 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within 5 blocks of the property for 5 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,

Rivka Friedman  
8029 Tulane Ct.  
University City, MO 63130

## Clifford Cross

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**From:** korey fredman <ariellasmom@hotmail.com>  
**Sent:** Monday, May 3, 2021 4:48 PM  
**To:** Clifford Cross  
**Subject:** 8136 Groby rd.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.*

*I have been live at 947 swarthmore ln. of for 9 years, and intend on staying in UCity.*

*I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

Korey Fredman

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## Clifford Cross

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**From:** Debbie Friedman <dbfrdmn@yahoo.com>  
**Sent:** Monday, May 3, 2021 10:56 PM  
**To:** Clifford Cross  
**Subject:** 8136 Groby Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 1 block of the property for 12 years, and intend to continue living there. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor. Thank you.

Sincerely,  
Debbie Friedman  
8047 Blackberry Ave  
Saint Louis, MO 63130

## Clifford Cross

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**From:** Brian Glazer <brian.glazer@gmail.com>  
**Sent:** Tuesday, May 4, 2021 10:39 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Road. I live just down the street, about 3-4 houses away, at the corner of Swarthmore and Tulane Ave. My wife and I and our children plan on staying in U City for many years. We are in favor of Torah Prep School operating a private school at the former McNair building, and look forward to the school as a new neighbor in our vibrant neighborhood.

Warm Regards,

Brian Glazer  
8140 Tulane Avenue  
University City, MO 63130

## Clifford Cross

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**From:** sarah glazer <sarahglazer2@gmail.com>  
**Sent:** Wednesday, May 5, 2021 6:49 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Road.

I live just down the street, about 3-4 houses away, at the corner of Swarthmore and Tulane Ave. My husband and I and our children plan on staying in U City for many years. We are in favor of Torah Prep School operating a private school at the former McNair building, and look forward to the school as a new neighbor in our vibrant neighborhood.

Warm Regards,

Sarah Glazer  
8140 Tulane Avenue  
University City, MO 63130

## Clifford Cross

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**From:** Sarah Glickfield <sarglickfield@gmail.com>  
**Sent:** Monday, May 3, 2021 5:23 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within 10 blocks of the property for 7 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Sarah Glickfield  
7537 Stanford Ave  
Saint Louis, MO 63130

## Clifford Cross

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**From:** rgoldenh@gmail.com  
**Sent:** Monday, May 3, 2021 6:30 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

This email concerns the conditional use permit request submitted by Torah Prep School for 8136 Groby Road. I have been living within a few blocks of the property for almost 15 years. My wife grew up in University City, being away for college for just four years before we moved back almost 15 years ago, and we intend to stay here indefinitely. I am strongly in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,

Sam Goldenhersh  
819 University Place  
University City, MO 63132

## Clifford Cross

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**From:** mark ecomandsolutions.com <mark@ecomandsolutions.com>  
**Sent:** Monday, May 3, 2021 6:09 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 1 block of the property for 14 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Mark Gordon  
8278 Tulane Ave  
St. Louis MO 63132

## Clifford Cross

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**From:** judith gordon <jandjgor@gmail.com>  
**Sent:** Tuesday, May 4, 2021 6:56 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public. Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#)*

*I have been living within 2 blocks of the property for 18 years, and intend on staying in UCity.*

*I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Judith Gordon  
840 University Place  
St. Louis MO 63132*

## Clifford Cross

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**From:** Daniel Kamins <dkamins314@gmail.com>  
**Sent:** Monday, May 3, 2021 6:52 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 4 blocks of the property for 31 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Daniel Kamins  
7853 Balson Ave  
63130*



## Clifford Cross

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**From:** Michael Kass <mkass@atllp.com>  
**Sent:** Monday, May 3, 2021 5:41 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have resided in University City for almost 19 years, with my home being within several blocks of the property (first on Mulberry Lane, then Balson near Old Bonhomme and now Cornell near Gay Ave.). We intend to be remain in University City.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to having Torah Prep as a neighbor. This seems like a non-controversial proposition given that that property already served as a public school facility.

Thank you for your consideration and for your public service,

Michael B. Kass  
8017 Cornell Avenue  
University City, MO 63130

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## Clifford Cross

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**From:** Rachael Kornblum <rbk7320@yahoo.com>  
**Sent:** Monday, May 3, 2021 5:41 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hearing Case # PC 21-06

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#)

I have been living within 2 blocks of the property for 16 years, and intend on staying in UCity.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Rachael & Brent Kornblum  
943 Mulberry Ln.  
St. Louis, MO 63130

## Clifford Cross

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**From:** mslefton@aol.com  
**Sent:** Wednesday, May 5, 2021 6:35 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross:

I have lived on Swarthmore Lane across from the school for 40 years. I was pleased to have the property utilized as a school for all that time and I happy that it will continue as a school.

I am very much in favor of Torah Prep operating a school at the former McNair building. It has been a location of education for decades and I am happy it will continue.

Thank you for your time.

Sincerely,

Harriet Lefton  
917 Swarthmore Lane  
St. Louis, MO 63130

## Clifford Cross

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**From:** Aaron Lefton <adlesq@sbcglobal.net>  
**Sent:** Wednesday, May 5, 2021 10:06 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross:

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#)

I grew up on Swarthmore Lane across the street from the McNair School. I settled with my family back in UCity 15 years ago and live a couple blocks from the school.

I enjoyed having the property used as a school for all these decades and can't imagine a reason why it should not remain as a school.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,

Aaron D. Lefton  
725 Old Bonhomme  
St. Louis, MO 63132

**RE: Plan Commission Public Hearing Case # PC 21-06**  
**Attention: Clifford Cross, Director of Planning & Development**

Dear Mr. Cross,

My name is Debra Jacob and I live at 873 Greenshire Ct., which is on the corner of Greenshire and Blackberry, about 1000 feet from 8136 Groby Road. I am writing in support of Torah Prep School's move to 8136 Groby Road.

I am a fourth generation University City resident. My great grandmother and grandparents moved to University City in the mid 1950s looking for a safe and welcoming neighborhood to raise their family. My mother attended Hanley Junior High (a former University City school) and graduated from University City High School in 1964. Someone in my family has lived in U. City consecutively for the past 65 years. I moved to U. City 18 years ago and have lived in my home for the last 13 years.

I am also the mother of five sons, who have attended or will attend Torah Prep school. One of my sons was also dually enrolled at Jackson Park elementary school several years ago, where he received special education services.

I strongly believe that Torah Prep's use of 8136 Groby Road will enhance the U. City community and our local neighborhood. Torah Prep is a school that emphasizes character development and respect in its curriculum and school philosophy. When Torah Prep students take field trips, they are commended for their good behavior, politeness, and respect for others. Neighbors of Torah Prep's other location located at 609 North and South Road have communicated to the school administrators how respectful and polite the students are on a regular basis. I am confident that the teachers, students, and parent body will be respectful of the community that they are moving into and will be a partner in keeping our neighborhood clean, safe, and welcoming to all.

One of the most beautiful aspects of U. City is its diversity. Torah Prep is also diverse - comprised of families from different socioeconomic backgrounds, varied political views, and from different parts of the country and world, including the Middle East, South America, and Asia. Torah Prep's residence at 8136 Groby Road will only enhance the diversity of our neighborhood and contribute the uniqueness of U. City.

I strongly encourage the Planning Commission to recommend approval of Torah Prep's permit to use 8136 Groby Road as a private school. Torah Prep will be a partner in building up our community and in keeping it safe, clean, friendly, and welcoming to all. Thank you very much for your time and consideration. Please feel free to contact me if you have any questions.

Sincerely,



Debra Jacob  
873 Greenshire Ct., St. Louis, MO 63130  
(314) 863-3369

## Clifford Cross

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**From:** Monty Mazer <montymazer@gmail.com>  
**Sent:** Monday, May 3, 2021 10:15 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.  
I have been living within 3-4 blocks of the property for 4 years, and intend on staying in UCity.  
I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Monty Mazer  
8037 Tulane Ct. University City, MO, 63130*

## Clifford Cross

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**From:** Leon Nitsun <lnitsun@yahoo.com>  
**Sent:** Tuesday, May 4, 2021 9:09 AM  
**To:** Clifford Cross  
**Cc:** Anton Hillel  
**Subject:** Plan Commisision Public Hearing Case #PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep Schools for 8136 Groby Rd. I have been living just around the corner of the property for 11 years , and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely  
Leon Nitsun  
842 Wilmer Dr  
UCity MO 63130

Sent from my iPhone

## Clifford Cross

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**From:** Leah N <leahmgreer@gmail.com>  
**Sent:** Tuesday, May 4, 2021 11:09 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I hope this email finds you well.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living within 3 blocks of the property for 1.5 years, and intend on staying in UCity.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Leah Naftalowitz  
8112 Tulane Avenue  
St. Louis, MO 63130



## Clifford Cross

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**From:** Lewis Notowich <lewisnotowich@gmail.com>  
**Sent:** Tuesday, May 4, 2021 9:10 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 3 blocks of the property for 27 years, and I intend on staying in University City. .

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to having them as a new neighbor.

Sincerely,  
*Lewis Notowich*  
*847 Wilner Dr.*  
*University City, MO 63130*

## Clifford Cross

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**From:** Ellen Notowich <enotowich@gmail.com>  
**Sent:** Tuesday, May 4, 2021 9:06 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 3 blocks of the property for 27 years, and I intend on staying in University City. .

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to having them as a new neighbor.

*Sincerely,*

*Ellen Notowich  
847 Wilner Dr.  
University City, MO 63130*

## Clifford Cross

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**From:** Talia Schuss <teschuss@gmail.com>  
**Sent:** Monday, May 3, 2021 5:07 PM  
**To:** Clifford Cross  
**Subject:** Conditional permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within The 2 blocks of the property for 6 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,

Talia Schuss  
8130 Balson Ave.  
St. Louis, MO 63130

## Clifford Cross

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**From:** Rochel Sentell <rochel.sentell@gmail.com>  
**Sent:** Monday, May 3, 2021 8:48 PM  
**To:** Clifford Cross

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 2 blocks of the property for 3 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Raquelle Sentell  
939 Mulberey Lane  
Ucity MO 63130

## Clifford Cross

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**From:** Jonathan Spetner <jspetner@spetner.com>  
**Sent:** Monday, May 3, 2021 5:48 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd.

I have been living about 1/2 mile from the property since 1986, and intend on staying in UCity.

I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Thanks and all the best.

Jonathan Spetner  
8360 Balson Ave.

Jonathan Spetner  
Spetner Associates, Inc.  
8630 Delmar Blvd., Suite 100  
St. Louis, MO 63124

314-442-0001      Direct  
314-442-0051      Fax  
314-363-5522      Cell

800-737-4535 x201   Toll Free

## Clifford Cross

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**From:** Daniel Stark <starkout@gmail.com>  
**Sent:** Monday, May 3, 2021 10:23 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 1 block of the property for 3 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Daniel Stark  
8042 Tulane Ct. 63130

## Clifford Cross

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**From:** Shira Swidler <csswidler@gmail.com>  
**Sent:** Monday, May 3, 2021 8:16 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within 3 blocks of the property for 15 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Sincerely,  
Shira Swidler  
852 Greenshire Court  
St. Louis, MO 63130*

## Clifford Cross

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**From:** Rachel Usprich <rufinearts@gmail.com>  
**Sent:** Monday, May 3, 2021 5:31 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 3 blocks of the property for 7 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Rochie Usprich  
859 Wilner Dr.



## Clifford Cross

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**From:** Chana Leah Vaneff <chana.vaneff@gmail.com>  
**Sent:** Tuesday, May 4, 2021 1:09 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within two blocks of the property for two years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to having them as a new neighbor.

Sincerely,

Chana Vaneff  
8048 Blackberry Avenue  
University City, MO 63130

## Clifford Cross

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**From:** Jonathan <jonathandwitten@gmail.com>  
**Sent:** Monday, May 3, 2021 8:00 PM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

*I am writing to you regarding the conditional use permit request submitted by Torah Prep School for [8136 Groby Rd.](#) I have been living within half a mile of the property for 7 years, and intend on staying in UCity. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.*

*Thanks,*

*Jonathan Witten  
8318 Cornell, 63132*

## Clifford Cross

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**From:** BARRY ZEFFREN <nosedoc@aol.com>  
**Sent:** Monday, May 3, 2021 5:22 PM  
**To:** Clifford Cross  
**Subject:** Torah Prep

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Cross,

I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 3 blocks of the property for 32 years, and intend on staying in U. City. I am in favor of Torah School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Sincerely,  
Barry Zeffren  
8150 Amherst

Sent from my iPhone

## Clifford Cross

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**From:** Alan Simon <alan@madsciencetl.com>  
**Sent:** Thursday, May 6, 2021 10:52 AM  
**To:** Clifford Cross  
**Subject:** Plan Commission Public Hearing Case # PC 21-06

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have lived most of my life living in University City and I am writing to you regarding the conditional use permit request submitted by Torah Prep School for 8136 Groby Rd. I have been living within 3-4 blocks of the property for 12 years and have owned a business for over 20 years here U. City which is located one mile from the school building. I am in favor of Torah Prep School operating a private school at the former McNair building, and look forward to them as a new neighbor.

Thank you,  
Alan Simon  
8025 Amherst Ave (63130)