



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, October 27, 2021

The Plan Commission held its regular session via video conference on Wednesday, October 27, 2021. The meeting commenced at 6:30 pm and concluded at approximately 8:20 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Al Fleischer Jr.
Ellen Hartz
Victoria Gonzalez
Charles Gascon
Patricia McQueen (*joined at 6:31 p.m.*)

Absent

None

Staff Present

Brooke A. Smith, Assistant City Manager, Interim Director of Planning and Development
John Mulligan, City Attorney

Councilmembers Present

Jeff Hales, Ward I – Council Liaison

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

2. Approval of Minutes – August 26, 2021 – The minutes were approved as presented at 6:03 pm.

3. Public Comments

There were no public comments for non-agenda items from the public

4. Old Business

- a. Final Development Plan – PC 21-02
Crown Center Senior Living
Applicant – Council Apartments, LLC

Request – Approval of Second Amended Final Development Plan for 8348-8350
Delcrest Drive
(VOTE REQUIRED)

Consideration of the second amendment to the Final Development Plan for the Crown Center Living Center. The first Final Development Plan was approved in 2014 and the Amended Final Development Plan was approved in 2017. Crown Center requested an extension of their Amended Final Development Plan, but staff could not recommend approval due to major changes in the plan. Staff recommended Crown Center submit their Second Amended Final Development Plan for consideration by the Plan Commission and City Council. Chairwoman Holly opened discussion pertaining to the Crown Center at 6:32 p.m. Matt Fulson, developer on the project and David Lang, attorney for the project, were both present for the meeting. Brooke Smith presented the staff report to the Plan Commission. Ms. Smith noted that the current amendment to the Final Development Plan was for Phase I only.

Discussion was had on the issue.

Commissioner Fleischer motioned to recommend approval of the Second Amended Final Development Plan with the attached conditions (Exhibit A). The Commission voted 7-0 to amend the conditions by adding condition 14 regarding bicycle racks.

Commissioner Harvey moved to approve the Second Amended Final Development Plan with the 14 conditions listed in Exhibit A. The commission voted 7-0 to recommend to Council the approval of the Second Amended Final Development Plan with the 14 conditions previously discussed.

The motion which passed by a 7-0 vote at approximately 7:45 p.m.

5. New Business

- a. Extension Policy for Development Plans (Discussion Item)
Assistant City Manager Brooke Smith brought to the Commission's attention the provisions that allow for extensions on the preliminary and final development plans. Previous staff had granted multiple one-year extensions on certain projects but the code is ambiguous on whether multiple extensions were allowed.

The Commission agreed to address this and several other matters during their Code Review sub-committee meetings.

6. Other Business

- a. Community Visioning Process – Updates
Madame Chair Holly announced that 12 members were appointed to the Visioning Task Force. She stated that the task force would meet for the first time on November 1st. Chair Holly stated that she has asked what will the relationship be between the visioning task force and the Plan Commission because per the city's charter, the Plan Commission is responsible for the comprehensive plan. To date, there is no answer for that question.

Members of sub-committee – Chair Holly brought up the topic of the Plan Commission sub-committees to determine who would be serving on each

one. The assignments were as follows:

Comprehensive Plan Sub-Committee

Patricia McQueen

Mark Harvey

Ellen Hartz

Chair Holly

Code Review Sub-Committee

Mark Harvey

Ellen Hartz

Al Fleischer

Chair Holly

Chair Holly stated that she would follow up with the other members at a later date.

7. Reports

There was no Council Liaison Report.

ACM Brooke Smith announced that an employment offer was extended to John Wagner for the Senior Planner and that he would attend next month's meeting. She also announced that the search for a new Director would begin soon.

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:21 pm.