



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:00 pm; Wednesday December 15, 2021

The Plan Commission held its regular session via video conference on Wednesday, December 15, 2021. The meeting commenced at 6:10 pm and concluded at approximately 8:00 pm.

1. Roll Call

Present

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

Absent

None

Staff Present

John Wagner, Senior Planner
John Mulligan, City Attorney

Councilmembers Present

Jeff Hales, Ward I – Council Liaison

Call to Order – (6:10 pm.) Chairwoman Holly called the meeting to order.

2. **Approval of Minutes** – October 27, 2021 – The minutes were approved as presented at 6:15 pm.
3. **Public Comments**
There were no public comments for non-agenda items from the public
4. **Old Business**
 - a. None

5. New Business

- a. Conditional Use Permit – PC 21-17
PUBLIC HEARING
Applicant: MNG 2005, Inc.
Request: Approval of a Conditional Use Permit for basement storage of landlord materials and files in a multi-tenant commercial building.
Address: 8322 Olive Boulevard
(VOTE REQUIRED)

The Public Hearing was opened By Chairwoman Holly at 6:17

Mr. Wagner presented the Staff's position on the application.

- MNG 2005, Inc. own the building, but does not occupy any of the spaces.
- They would like to store item in the basement.
- Item has been continued on the court docket for a few months, awaiting resolution of the storage issue with a C.U.P.
- There have been concerns about storage of items in several site along Olive Boulevard.
- Mr. Wagner outlined the section of the Zoning Ordinance that relates to the requirement of a Conditional Use Permit.

General discussion ensued on the application.

Commissioner Hartz asked whether the Fire Department was part of the Community Development Department and whether they would be involved in inspections.

Ms. Jenn Mesey presented the Applicant's perspective.

There were no members of the public that wished to comment on the application.

Chairwoman Holly closed the Public Hearing.

Commissioner Gascon made a motion for approval.

The motion was amended to add "Fire Marshall" in the C.U.P. language.
This motion passed unanimously.

John Mulligan discussed the matter from the City Attorney's perspective.

Discussion continued.

The Applicant stated that the basement is accessible only by a door behind the building. She also stated that there are no combustible materials being stored.

Commissioner Gonzalez left the meeting at 6:45.

Chairwoman Holly reviewed the C.U.P criteria.

The motion passed unanimously with all six commissioners present. The Commission recommended approval of the application for a C.U.P for 8322 Olive Boulevard.

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report

Councilmember Hales announced that Commissioners Holly and Gonzalez were unanimously reappointed to Plan Commission for a second term.

- b. Committee reports – Code Review Committee: Zoning Ordinance Text Amendments

Mr. Wagner outlined the first proposed amendment regarding notification to property owners. The proposal is to have the Public Hearing notice also go to the “occupant.”

Discussion on the proposed amendment ensued.

Motion was made to adopt the code change to require notice to “Property Owners and Occupants.”

Commissioner Hartz made a motion to approve. The motion was seconded.

Proposed text amendment passed unanimously among the six Plan Commissioners present.

The second set of amendments involve changes in language from “disabled” to the more commonly accepted term “people with disabilities.” This change would be made to various sections of the Zoning Ordinance, as outlined in the draft text amendments.

Commissioner Gascon made a motion to approve the language change.

City Attorney Mulligan spoke about the legal aspects of the proposed language change.

Discussion continued relative to how the proposed language would affect “Group Homes.”

Discussion continued regarding the text amendment.

It was discussed that the language should read: “People with physical disabilities or mental disorders” to align with State Stature (RSMo) 89.020.

City Attorney Mulligan will craft appropriate language for the amendment before it goes to the City Council.

Commissioner Gascon made a motion to approve the text amendment. The motion was seconded.

Proposed text amendment passed unanimously among the six Plan Commissioners present.

c. Comprehensive Plan Update

Chairwoman Holly noted that the City has begun the visioning process for the comp plan update using Future IQ as the consultant. A Task Force comprised of members of the City's Boards and Commissions is working with this consultant. School district has added someone too this group.

Final Report should be done by July, 2022.

Planning NEXT is working on the Comprehensive Planning portion.

Comprehensive Plan Subcommittee should review Planning NEXT proposal.

Comprehensive Plan Subcommittee: Ellen, Mark, Patricia, Chuck

Code Review Subcommittee: Al, Ellen, Tori, Peggy

Plan Commission meeting format for the year was discussed. A hybrid option could be option in the coming months.

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:01 pm.