



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 July 27, 2022

The Plan Commission held its regular session via video conference on Wednesday, July 27, 2022. The meeting commenced at 6:31 pm and concluded at approximately 8:45 p.m.

Call to Order – (6:31 pm.) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Al Fleischer Jr.
Ellen Hartz
Victoria Gonzalez
Patricia McQueen
Charles Gascon (*joined at 6:54 p.m.*)

Absent

None

Staff Present

City Manager, Gregory Rose
John Wagner, Acting Director of Planning and Development
John Mulligan, City Attorney

2. Approval of Minutes

Minutes from the February 23, 2022, March 23, 2022, March 31, 2022, April 27, 2022, June 22, 2022 and the July 7, 2022 Plan Commission meetings were approved, with minor corrections.

Chair Holly provided a reminder about the Plan Commission's role in the City Charter.

3. Old Business – None

4. New Business

1. Final Development Plan – FDP-02.
Applicant: TriStar Companies, LLC
Request: Approval of a Final Development Plan for Tru Hotel.
Address: 711 Kingsland Avenue
(VOTE REQUIRED)

Chair Holly introduced the agenda item and Dr. Wagner provided a summary of the Staff Report and the City's position.

A brief discussion ensued.

The Final Development Plan was approved as presented by a vote of 6 – 0.

2. Right-of-Way Dedication Plats – SUB 22-08.
Applicant: Delmar View Properties, LLC, Brentmoor Holdings, LLC
Request: Approval of three (3) Right-of-Way Dedication Plats
Address: McKnight Place
(VOTE REQUIRED)

Chair Holly introduced the agenda item and Dr. Wagner provided a summary of the Staff Report and the City's position.

A brief discussion ensued.

The Right-of-Way Dedication Plats were approved as presented by a vote of 6 – 0.

3. Reconsideration: Development Plan & Blight Study 353 Review /Recommendation.
Applicant: Charles Deutsch and Company
Request: Study and Recommendation of 100% Tax Abatement for 5 Years
Address: 8630 Delmar Blvd
(Two (2) VOTES REQUIRED)

Chair Holly introduced the agenda item.

Commissioner Gascon joined the meeting at 6:54.

City Manager Rose provided a statement regarding the proposed reconsideration of the blight study and Chapter 353 recommendation.

Dr. Wagner provided a summary of the Staff Report and the City's position.

A lively discussion ensued.

Commissioner Gascon asked if the data in the Staff Report provided by the Applicant refers to Net Present Value. City Manager Rose indicated that it did not.

The robust discussion continued.

Chairwoman Holly talked about the discussion that took place at the previous meetings in 2020, including the request at those meetings and how the request has changed to the present proposal.

The Applicant and his representatives provided a presentation.

Chairwoman Holly asked about the ownership names identified on the applications. City Attorney Mulligan provided a brief answer, and then deferred to the Applicant to clarify.

A motion was made to approve the Blight Determination.

The Reconsideration of the Blight Determination was approved by a vote of 5 – 2.

A motion was made to approve the Chapter 353 Tax Abatement.

Chairwoman Holly made a motion to amend the original motion to stop the tax abatement if the property is sold within the abatement period. The amendment passed by a vote of 6 – 1.

The Applicant will provide a Net Present Value (NPS) assessment of the data.

The Reconsideration of the Chapter 353 Tax Abatement was approved by a vote of 4 – 3.

Mr. Gascon wanted it to be on the record that he was not recommending this abatement and was not in favor of it because the city had not given the Plan Commission enough information.

5. **Other Business.**

Chairwoman Holly mentioned that the Commission has not elected new officers in quite some time, and that we should address this at the next meeting.

6. **Reports.**

Council Liaison Report – Councilmember Hales commended the City Staff on the response to the flood earlier in the week.

5. **Adjournment.**

Chairwoman Holly adjourned the meeting at 8:45 pm.