



**Department of Planning and Development**

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## PLAN COMMISSION MEETING

Via Video Conference  
6:30 pm; August 24, 2022

The Plan Commission held its regular session via video conference on Wednesday, August 24, 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  
Patricia McQueen  
Charles Gascon

#### Absent

Victoria Gonzalez

#### Staff Present

John Wagner, Director of Planning and Development  
John Mulligan, City Attorney  
Jeff Hales City Council Liaison

### 2. Reports.

Council Liaison Report – Councilmember Hales updated the Commission on meetings with FEMA and the clean-up effort and commended the City Staff on the response to the July flood.

### 3. Approval of Minutes

Minutes from the July 27, 2022 Plan Commission meetings were approved, with minor corrections. Minutes were amended to reflect Mr. Gacon's comments. 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.

Mr. Harvey moved that the minutes be approved as amended.  
Motion passed unanimously.

### 4. Old Business – None

## 5. New Business

- a. Consolidation Plat – SUB 22-09.  
Applicant: 170 and Olive Holdco, LLC  
Request: Approval of Lot Consolidation Plat for Lots 6 and 7 of Phase II.  
Address: 8630 Olive Boulevard  
(VOTE REQUIRED)

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

Caroline Saunders was present, representing Market at Olive. She explained why the lot consolidation was necessary.

Ms. Holly asked if there were further questions. She asked for a motion to approve the consolidation. Mr. Fleischer so moved. Ms. Holly called for a vote.

The motion passed unanimously.

- b. Record Plat and Right-of-Way Dedication Plat – SUB 22-10.  
Applicant: U-City, LLC  
Request: Approval of a Record Plat and Right-of-Way Dedication Plat for Phase IV  
Address: Northwest corner of the intersection of Olive Boulevard and Woodson Road.  
(VOTE REQUIRED)

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

Mr. Mulligan asked, and Dr. Wagner confirmed, that a revised plat was sent earlier that day to replace the one in the packet.

Caroline Saunders and George Stock, representing Market at Olive, were available for questions.

There was a brief discussion regarding timing of the plat, the use of eminent domain to acquire the properties and the potential widening of Woodson Road.

Ms. Holly asked for a motion to approve the plat consolidation. Ms. McQueen so moved. Ms. Holly asked if there were questions. Ms. Holly called for a vote. The motion was approved unanimously.

- c. Right-of-Way Dedication Plat – SUB 22-11.  
Applicant: University Heights Subdivision  
Request: Approval of Right-of-Way Dedication Plat  
Address: Trinity Avenue, adjacent to City Hall  
(VOTE REQUIRED)

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

Myra Vandersall spoke in favor of the dedication.

Discussion ensued.

Ms. Holly asked for a motion to approve the dedication. Mr. Fleischer so moved. Ms. Holly called for a vote. The motion was passed with two abstentions.

d. Conditional Use Permit – CUP 22-07.

*PUBLIC HEARING*

Applicant: Bougie Bites STL, LLC

Request: to allow a food truck to operate temporarily at 7001 Olive Boulevard in the “GC” General Commercial District.

Address: 7001 Olive Boulevard

*(VOTE REQUIRED)*

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

Latoya Thompson was present and answered questions during the discussion.

Mr. Mulligan presented a history of food trucks in University City.

Ms. Holly opened the public hearing.

Alison Carson spoke in full support of Ms. Thompson’s CUP.

Ms. Holly asked for a motion to approve the CUP. Ms. Hartz so moved.

Discussion occurred, with the following conditions added:

- (1) 12 AM (midnight) closing time for the food truck.
- (2) The food truck shall be parked so as not to interfere with construction and shall maintain two (2) customer parking spaces.
- (3) The CUP on the property would be valid for one year with a potential of a six-month extension from city staff. It will be valid from the date of planning commission approval.
- (4) Under no circumstances will the food truck operate on the site after the restaurant opens.

A motion was made by Mr. Harvey to amend the motion on the floor with addition of the three conditions mentioned above.

Ms. Holly called for a vote. It passed unanimously.

Ms. Holly asked for a motion to approve the CUP with the amended conditions. She then asked for discussion. There was a lengthy discussion. Miss Holly asked for a vote to approve the CUP. The motion passed with 5 in favor and 1 opposed.

**6. Other Business.**

None

## **7. Reports**

1. Comprehensive Plan Update. The comprehensive plan steering committee is set to have a September kickoff meeting with the consultants on Tuesday, September 13. Ms. McQueen mentioned that the third Ward task force is beginning to meet the third Monday of the month in person beginning September 19. They plan to hire a consultant.
2. Election of officers. Ms. Holly was nominated to be chair; Ms. McQueen was nominated to be vice chair and Ms. Hartz was nominated to be the alternate. Vote was taken and these officers were unanimously approved.
3. Mr. Harvey commended the sanitation staff and FEMA for the cleanup after the flood. He said it was miles ahead of what happened after the flood of 2008.

## **8. Adjournment.**

Chairwoman Holly adjourned the meeting at 8:45 pm.