



MEETING MINUTES (APPROVED)
PLAN COMMISSION

Location: Heman Park Community Center (975 Pennsylvania Ave) and via Videoconference (Zoom)
Wednesday, September 27, 2023 at 6:30pm

The Plan Commission held its regular session on Wednesday, September 27, 2023 at Heman Park Community Center and via Zoom. The meeting commenced at 6:30 pm and adjourned at 8:45 pm.

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

1. Roll Call

Present

- Al Fleischer Jr.
- Charles Gascon
- Mark Harvey
- Ellen Hartz
- Margaret Holly
- Patricia McQueen
- Tori Gonzalez (joined 7:26 pm)

Absent

Jeff Hales (Council Liaison)

Staff Present

- Mary Kennedy, Planner
- John Wagner, Director of Planning & Development

2. Approval of Minutes

- a. July 26, 2023 – Approved with no corrections
- b. August 16, 2023 – Approved with three minor corrections

3. Public Comments – none

4. Old Business – none

5. New Business

Chair Holly recommended amending the agenda so that CUP-23-05 would be first on the agenda, followed by the Draft 2023 Comprehensive Plan and the Working Session. The Commission approved the amended order of business.

a. CUP-23-05

Applicant: Malukah Johnson, Morning Star Academy

Request: Conditional Use Permit (CUP) to allow for the operation of a daycare center at 6523 Olive Boulevard

Address: 6523 Olive Boulevard

PUBLIC HEARING, VOTE REQUIRED

Chair Margaret Holly introduced the Conditional Use Permit application and reminded the Commission and audience of the review criteria.

John Wagner, Director of Planning & Development, presented the staff report.

The applicant, Malika Johnson was present and added that the proposed daycare center would be their second location, but first location in University City.

The public hearing was opened at 6:45 pm. There were no public comments, and the public hearing was closed at 6:45 pm.

Commissioners asked the applicant a few questions related to obtaining written approval from the property owner for the use of parking spaces on the adjacent property (both the subject and adjacent property are under the same ownership); the previous daycare facility that existed on the subject property; whether most of the children would be University City residents; and clarification on which floor the daycare would be located on.

Commissioner McQueen motioned to recommend the Conditional Use Permit to City Council.

Additional discussion was had regarding the property's flood history. Ms. Johnson informed the Commission that she had the space tested for mold and inspected to ensure it was safe for a daycare facility, which is required by the state.

The motion passed with 6 ayes and 0 nays.

b. Draft 2023 Comprehensive Plan

Request: Recommendation of the draft 2023 Comprehensive Plan

Commissioner Gascon introduced the draft comprehensive plan along with a final round of recommended edits, which shared with the Commission in advance of the meeting.

The first set of recommended edits (pages 2-5 of the "Discussion Agenda" document) consisted of changes that were discussed and approved in advance by the Comprehensive Plan Subcommittee of the Plan Commission. Commissioner Gascon motioned to approve this first set of edits. The motion passed with 6 ayes and 0 nays.

The second set of recommended edits (page 1 of the "Discussion Agenda") included minor edits that the Comprehensive Plan Subcommittee did not have a chance to review and approve in advance of the meeting. These edits were discussed line by line, beginning with the "minor changes". Commissioner Fleischer motioned to approve the "minor changes" on page 1 of the "Discussion Agenda". The motion passed with 6 ayes and 0 nays.

The Plan Commission continued discussing the other edits on page 1 of the "Discussion Agenda" and agreed upon a few modifications. Those modifications are noted in the document titled "Discussion Agenda - Approved", which is attached to these meeting minutes.

Commissioner Fleischer motioned to approve page 1 of the Discussion Agenda with the modifications described above. The motion passed with 6 ayes and 0 nays.

Chair Holly opened the public hearing at 7:21 pm.

Tom Dawson (932 Barnard College) thanked the Plan Commission for their work on the comprehensive plan and asked that the Commission consider how to spread awareness of the final plan and ensure good access to the document for citizens. The Commissioners agreed with Mr. Dawson that access to the plan document is critical and thanked him for his comments.

The public hearing was closed at 7:24 pm.

Commissioner Hartz motioned to approve Resolution #PC-2023-01 with the changes discussed and approved above and attached. The motion passed unanimously with 7 ayes and 0 nays.

c. Working Session

Applicant: Subtext, LLC

Request: Working session to obtain feedback from the Plan Commission on a proposed mixed-use development in the Delmar Loop

Address: 6630-6654 Delmar Boulevard

The applicants, Mitchell Korte (3000 Locust Street, St. Louis) and Neil Reardon (500 South Washington Avenue, Minneapolis), gave an updated presentation of the proposed mixed-use development for the former Commerce Bank/Craft Alliance site in the Loop (6630-6654 Delmar Boulevard).

The Commissioners posed several questions and comments related to the architectural plans; providing sufficient landscaping within the tree lawn; public bicycle parking availability for retail, restaurant, and residential visitors; importance of walkability in the 2023 Comprehensive Plan; aesthetics of the conceptual building materials; importance of including additional parking ratio comps from other developments in University City and the region which have similar access to transit; orientation of private balconies; exterior lighting schemes; vertical plantings as screening for the south wall of the parking garage facing Loop South; the importance of the restaurant tenant space to the community; and questions regarding how the proposed shared parking would work if residential parking spaces are secured for residential tenant access only.

Commissioner Fleischer, Chair of the Code Review Subcommittee of the Plan Commission, gave a quick overview of the draft proposed Text Amendments associated with the proposed mixed-use development.

Commissioner Gonzalez emphasized the importance of being able to address and respond to parking conflicts in surrounding neighborhoods.

Commissioner Harvey suggested that the applicants contact trustees of University Heights #2 and Ames Place to obtain input on the proposed development prior to presenting an official application to the Plan Commission.

Commissioner McQueen asked whether students were intended occupants of the apartments. Commissioner Holly responded that this was discussed at the previous July 26 working session, and that the applicants have designed the building to attract a wide range of tenants (young professionals, families, empty nesters) but students would not be excluded.

No action was required or taken by the Plan Commission.

6. Other Business – none

7. Reports:

a Council Liaison Report – None

b Housing & Third Ward Revitalization Task Force Report – Commissioner McQueen reported that the task force has begun the planning process with the consultant, and that the consult is currently in the phase of gathering data.

c Comprehensive Plan Subcommittee Report – None

d Code Review Subcommittee Report – None

8. Adjournment – The meeting was adjourned at 8:45 pm.