



Department of Planning and Development

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MEETING MINUTES (APPROVED)

PLAN COMMISSION

Location: via Videoconference (Zoom)
Wednesday, December 27, 2023 at 3:00 pm

The Plan Commission held a special meeting on Wednesday, December 27, 2023 via Videoconference (Zoom). The meeting commenced at 3:00 pm and concluded at 3:50 pm.

Call to Order – (3:00 pm) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.

Ellen Hartz

Margaret Holly

Patricia McQueen

Tori Gonzalez

Charles Gascon

Jeff Hales (Council Liaison)

Absent

Mark Harvey

Staff Present

John Wagner, Director of Planning & Development

Mary Kennedy, Planner

John Mulligan, City Attorney

2. Approval of Minutes – None

3. Public Comments – None

4. Old Business

a. Comprehensive Plan Revisions

Ms. Kennedy presented the proposed revisions that were include in the packet. These revisions were the result of feedback from the City Council and City Manager, as well as a correction to traffic crash data that staff identified after the presentation to the City Council on December 11, 2023.

Chair Holly asked whether the northeast and southwest corners at Olive and Midland are identified as “Community Corridor” on the Future Character & Land Use Map. Commissioner Gascon confirmed that yes, they are designated as “Community Corridor”.

Commissioner McQueen expressed concern about the proposed revision in Item #1 – Related to Source of Income Discrimination Ordinance. In her research, she found that this type of policy has been approved in Clayton, Webster Groves, and the City of St. Louis, and thinks that University City should still consider adopting a source of income discrimination ordinance.

Mr. Mulligan gave a brief overview of what a source of income discrimination ordinance is.

Commissioner Gonzalez asked what Council Member McMahon’s concern was with the policy. Chair Holly explained that in 2016, there was some opposition to the proposed policy from some private landlords. Council Member Jeff Hales responded with some additional background information.

Commissioner Gonzalez suggested alternative language, such as “Assess the need for a source of income discrimination ordinance.”

Mr. Mulligan asked which dates the source of income discrimination ordinance was previously discussed by the City Council. Commissioner McQueen shared those dates (October 24, 2016; November 14, 2016; and December 12, 2016).

Commissioner Gonzalez was concerned that the policy idea may be forgotten if not included in the plan, but also wanted to avoid derailing the entire plan. Commissioner Fleischer shared this concern about the policy idea being forgotten (“out of sight, out of mind”).

Mr. Hales asked how “income” is defined. Mr. Mulligan responded with an example definition and explained that this type of ordinance would add “income” to a list of classes which are legally protected from housing discrimination. The other protected classes, which are unlawful to discriminate against for housing, include race, color, religion, national origin, ancestry, sex, sexual orientation, disability and familial status.

Commissioner Gascon motioned to keep the action item in the plan and to revise the language to read, “Considering a source of income discrimination ordinance.”

Commissioner McQueen emphasized why she thinks this policy is important: it would protect renters from socioeconomic class-based housing discrimination.

The motion was approved with 6 ayes and 0 nays.

Commissioner Gascon motioned to accept Items #2, #3, and #4 as presented in the packet. The motion passed with 6 ayes and 0 nays.

Commissioner Gonzalez motioned to accept Items #5 and #6 as presented in the packet. Commissioner Gascon wanted to share that the properties in question were identified as highly flood prone, so flood mitigation design will be very important for any development that may occur there. Despite this concern, he was comfortable with the map change.

The motion passed with 6 ayes and 0 nays.

The revisions accepted and modified will be presented to the January 8, 2024 City Council meeting. Commissioner Gascon requested that the staff report for that meeting include references to the ordinances adopted by Clayton, Webster Groves, and the City of St. Louis.

5. New Business – None

6. Other Business

Commissioner Gonzalez shared that will be in California from January through March but will be able to join Plan Commission meetings via Zoom.

7. Reports

a. Council Liaison Report – Mr. Hales reported that Subtext (applicants for the proposed redevelopment of 6630-6654 Delmar) wrote a letter to the City Manager and City Council stating that they will comply with the current parking requirements in the code, rather than pursue further reductions via a text amendment, so that they can continue moving their project forward.

b. Housing & Third Ward Revitalization Task Force – None

8. Adjournment – The meeting was adjourned at 3:50 pm.