



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

MEETING MINUTES (APPROVED)
PLAN COMMISSION

Location: via Videoconference (Zoom)
Wednesday, September 25th, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, September 25th, 2024 via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 9:00 pm.

Call to Order – (6:30 pm)

1. Roll Call

Present

Margaret Holly (Chair)

Al Fleischer Jr.

Mark Harvey

Patricia McQueen

Ellen Hartz

Jeff Hales (Council Liaison)

Charles Gascon

Tori Gonzalez

Staff Present

Mary Kennedy, Planner

Noah Chapin, Planner

John Wagner, Director of Planning &
Development

John Mulligan, City Attorney

2. Public Comments - None

3. Approval of Minutes – No corrections to minutes from August 28th, minutes were approved as presented.

4. Old Business - None

5. New Business

a. **FDP-24-03**

Applicant: Rosemann and Associates, P.C.

Request: Approval of an Amended Final Development Plan

Location: 8350 Delcrest Drive

VOTE REQUIRED

Dr. Wagner introduced the application to amend the “Crown Center” final development plan. Due to the rezoning of a neighboring lot, the subject property is no longer required to maintain a 35’ landscape buffer, so the applicants are requesting to amend the final development plan to replace the buffer with more parking stalls that are required by code. The applicant clarified that this amendment is bringing the total development back in line with the amount of parking that was originally approved.

Motion to recommend the final development plan to council with conditions was made by commissioner Gascon. Vote passed 6-0.

b. **CUP-24-05**

Applicant: Michael Del Pietro dba MDP5 LLC.

Request: Conditional Use Permit (CUP) to allow for a restaurant use

Location: 7489 Delmar Boulevard



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PUBLIC HEARING, VOTE REQUIRED

Mr. Chapin introduced the project, a restaurant located in a former auto-repair garage. The building and site will be preserved, but improved and maintained, including new pavement, landscaping, and building materials.

Commissioner Harvey raised some concerns about the type and level of lighting in the parking lot, as well as potential security concerns on the east side of the lot.

Motion to recommend approval of the conditional use permit to city council with conditions was made by Commissioner Fleischer, motion passed 7-0.

c. **CUP-24-05**

Applicant: Matt Fogarty of Premier Design Group on behalf of Circle K

Request: Conditional Use Permit (CUP) to allow for a gasoline station and convenience store

Location: 7430 Olive Boulevard

PUBLIC HEARING, VOTE REQUIRED

Ms. Kennedy introduced the project, a new Circle K gas station and convenience store located at the site of an existing grocery store. No rezoning is required, just a conditional use permit for the gas and convenience store uses. Ms. Kennedy explained the site layout, pedestrian amenities, storm water mitigation, circulation, and signage before introducing the applicants.

Commissioners asked questions of the applicants relating to the on-site ATM, liquor sales, the existing Circle K across from this lot, and storm water detention.

Discussion about what to do with the old Circle K site/building followed, including about site cleanup, preparing the site for sale, and exploring conditions the city could place on the CUP regarding how to handle it going forward.

A motion to recommend approval of the conditional use permit to city council with conditions was made by Commissioner Fleischer. Amendments to the motion were discussed pertaining to removal of the old Circle K buildings across the street. The condition settled on requiring that the old Circle K buildings and signage be demolished, and debris removed before occupying the new building. The added conditions read as follows:

- The property at 7430 Olive Boulevard shall be kept up to all the City's property maintenance standards.
- The buildings and signage at 7449 Olive Boulevard shall be razed and debris and storage tanks shall be removed prior to issuance of occupancy permit for 7430 Olive Boulevard.

The amendment to the motion passed 7-0.

The motion to recommend approval of the CUP to council with conditions passed 5-2.

6. Other Business

7. Reports

- a. Code Review Committee: The RFP for the city's zoning code update has been issued.
- b. Third Ward Housing Task Force: Commissioner McQueen commented that the Third Ward Housing Plan was nearing completion and a final vote was upcoming.

8. Adjournment – The meeting was adjourned at 9:00 pm.