



MEETING MINUTES (APPROVED)
PLAN COMMISSION

Location: Heman Park Community Center and via Videoconference (Zoom)
Wednesday, October 23, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, October 23, 2024 at the Heman Park Community Center and via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 7:36 pm.

Call to Order – (6:30 pm)

1. Roll Call

Present

Margaret Holly (Chair)

Mark Harvey

Patricia McQueen

Ellen Hartz

Charles Gascon

Jeff Hales (Council Liaison)

Excused

Tori Gonzalez

Al Fleischer Jr.

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

2. Public Comments – None

3. Approval of Minutes – No corrections to minutes from September 25th, minutes were approved as presented.

4. Old Business - None

5. New Business

a. REZ-24-03

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Map Amendment, Preliminary Development Plan, Comprehensive Sign Plan approval

Location: 8676-8684 Olive Boulevard (Market at Olive Plat 6, Lot 1)

VOTE REQUIRED

Ms. Kennedy introduced the project, including the proposed boundary adjustment that will be finalized between Plan Commission and City Council. Discussion took place regarding the site access, future plans for the remaining lots, and general history of the site.

The three components of this agenda item were voted on separately.

A motion to recommend the map amendment to City Council was made by Commissioner McQueen and approved unanimously 5-0.

A motion to recommend the preliminary development plan with conditions to City Council was made by Commissioner Harvey. A question was raised by Commissioner Gascon related to whether there will be sufficient traffic control signage in the parking lot. The motion was amended to include a condition that stop signs be installed at each indicated location in the parking lot. Another question was raised by Commissioner Hartz about



Department of Planning and Development

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

landscaping along the west property line adjacent to the Centennial Greenway, but it was found that the space she was referring to is not located within the subject property. Councilman Hales raised a question about an offshoot path from the greenway. Applicant explained that they have explored that idea, but the grading/landscape and potential parking issues make the connection unfeasible. The motion was approved 5-0.

A motion to recommend the comprehensive sign plan to City Council was made by Commissioner Hartz and approved 5-0.

b. **FDP-24-04**

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Final Development Plan Approval associated with REZ-24-03

Location: 8676-8684 Olive Boulevard (Market at Olive Plat 6, Lot 1)

PUBLIC HEARING, VOTE REQUIRED

Chair Holly raised a question about sidewalks within the site, and whether pedestrians have a safe path from the right-of-way to the business. The applicants clarified that the intended pedestrian path was from the signalized intersection, but commissioners indicated that they think pedestrians would likely end up just walking through the parking lot.

A motion to recommend approval of the final development plan to City Council, with the conditions in the staff report plus the same conditions that were added to REZ-24-03, was made by Commissioner Harvey and approved 5-0.

6. Other Business

a. Plan Commission meeting dates for 2025 were discussed.

7. Reports

8. Adjournment – The meeting was adjourned at 7:36 pm.