



**MEETING MINUTES (APPROVED)**  
**PLAN COMMISSION**

Location: Videoconference (Zoom)  
Wednesday, January 22, 2025, at 6:30pm

The Plan Commission held its regular session on Wednesday, January 22, 2025, via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 7:40 pm.

**Call to Order – (6:30 pm)**

**1. Roll Call**

Present

Matt Belz

Mark Harvey

Patricia McQueen

Ellen Hartz

Charles Gascon

Tori Gonzalez

Al Fleischer Jr.

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

Noah Chapin, Planner

**2. Public Comments – None**

**3. Approval of Minutes – Minutes from October 23, 2024, approved as written.**

**4. Old Business - None**

**5. New Business**

**a. Welcome new commissioner, Matt Belz**

**b. Election of 2025 Plan Commission Officers**

i **Chair:** Charles Gascon nominated, approved unanimously.

ii **Vice Chair:** Patricia McQueen nominated, approved unanimously.

iii **First Alternate:** Tori Gonzalez nominated, approved unanimously.

**c. Committee Appointments**

i Code Review Committee: Committee will stay the same. Members will be commissioners Fleischer, Hartz, and Gonzalez.

ii Comprehensive Plan Committee: Members will be commissioners Harvey, McQueen, and Belz.

**d. TXT-25-01**

Applicant: City of University City

Request: Consider proposed text amendments regarding code sections 400.160, 400.1020, and 400.1050 regarding prevailing pattern determination

Location: N/A

**VOTE REQUIRED**



## Department of Planning and Zoning

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Ms. Kennedy introduced the item. The text amendment pertains to the “prevailing pattern” language in the zoning code as it relates to minimum lot area and minimum lot width. The amendment would allow a new mechanism for lots within subdivisions platted pre-1926 to satisfy legal requirements even if they are slightly below the “prevailing pattern” as defined in code § 400.1020(C), based on justification from nearby lots of similar width. The amendment was previously discussed and recommended by the Code Review Committee of this commission. Specifics about how many lots to include, how to calculate, and the implications of the new prevailing pattern text were discussed.

Mr. Chapin presented some maps that illustrate the analysis and implications of the amendment.

Ms. Kennedy elaborated on the agreement of this text amendment with the city’s goals, such as increasing housing density and allowing residential infill.

Commissioner Fleischer commented that the upcoming comprehensive zoning code amendment will likely also address this issue and clean up the language and methodology for lot minimums, and that this amendment may only be necessary in the meantime.

Motion to recommend approval of the text amendment to City Council was made by Commissioner Harvey, seconded by Commissioner McQueen. Motion passed unanimously.

6. **Other Business** - none
7. **Reports** - none
8. **Adjournment** – The meeting was adjourned at 7:40 pm.