



MEETING MINUTES (APPROVED)
PLAN COMMISSION

Location: Heman Park Community Center (975 Pennsylvania Ave)
Wednesday, February 26, 2025, at 6:30pm

The Plan Commission held its regular session on Wednesday, February 26, 2025, at the Heman Park Community Center. The meeting commenced at 6:30 pm and adjourned at 6:53 pm.

Call to Order – (6:30 pm)

1. Roll Call

Present

Matt Belz

Mark Harvey

Ellen Hartz

Charles Gascon

Tori Gonzalez

Al Fleischer Jr.

Absent

Patricia McQueen

Staff Present

John Wagner, Director of Planning & Development

Noah Chapin, Planner

2. Public Comments – None

3. Approval of Minutes – Minutes from May 2, 2024, amended to fix a typo then approved. Minutes from January 2, 2025, approved as printed.

4. Old Business - None

5. New Business

a. Amendment to CUP-24-05

Applicant: Michael Del Pietro

Request: Consider amendment to conditional use permit to allow for a reduction in the required parking from 31 to 29 parking stalls.

Location: 7489 Delmar Boulevard

VOTE REQUIRED

Dr. Wagner introduced the item. The CUP for the restaurant has already been approved, but based on a change to the site design the CUP now requires a slight parking reduction of 5.2%. There was no parking reduction required previously.

Commissioner Harvey asked if there has been any discussion between the applicant and the neighboring dry-cleaning services as it relates to sharing parking. The applicant indicated that he will be exploring those options as he gets closer to opening.

Commissioner Fleischer commented that the City Fire Marshall and other staff are in support of the changes to the site design.

A motion to approve the amendment to the CUP was made by Commissioner Harvey and seconded by Commissioner Fleischer. Vote passed 6-0.

b. Amendment to CUP-22-09

Applicant: 170 and Olive Holdco, LLC.



Department of Planning and Zoning

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

Request: Conditional Use Permit (CUP) to allow a reduction of up to 20% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot 9 of the Market at Olive, Plat 2, in the "PD-C" Planned Commercial District.

Location: 8630 Olive Boulevard

VOTE REQUIRED

Mr. Chapin introduced the item. This site at Market at Olive has already been constructed, but the ratio of uses in the building has changed, therefore slightly increasing the parking requirement. This CUP was originally approved for a 10.7% parking reduction and now requires a 14.23% parking reduction to stay in agreement with the zoning code.

No comments from the public, applicant, or commissioners. Motion to approve amendment was made by commissioner Fleischer, and the vote passed 6-0.

6. **Other Business** - none
7. **Reports** - none
8. **Adjournment** – The meeting was adjourned at 6:53 pm.