



Department of Planning and Zoning

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

MEETING MINUTES **PLAN COMMISSION**

Location: Heman Park Community Center (975 Pennsylvania Ave)

Wednesday, April 23, 2025, at 6:30pm

The Plan Commission held its regular session on Wednesday, April 23, 2025, at Heman Park Community Center. The meeting commenced at 6:30 pm and adjourned at 7:21 pm.

Call to Order – (6:30 pm)

1. Roll Call

Present

Matt Belz

Mark Harvey

Charles Gascon, Chair

Al Fleischer Jr.

Patricia McQueen

Tori Gonzalez

Staff Present

John Wagner, Director of Planning and Zoning

Mary Kennedy, Planner

Noah Chapin, Planner

John Mulligan, City Attorney

2. Public Comments – None

3. Approval of Minutes – Minutes from March 26, 2025, approved as printed.

4. Old Business - None

5. New Business

a. SUB-25-01

Applicant: Gregory Bismarck & Sunali Wadehra

Request: Approval of final plat to consolidate 801 and 749 Swarthmore into a single lot

Location: 801 and 749 Swarthmore Lane

Staff introduced the application, showing the two parcels in question and explaining the history of the site. The smaller lot is difficult to build on due to the dimensions, so the applicant thought it easier to consolidate the two and find a use for it in the future. Motion to recommend approval made by commissioner Fleischer, carried unanimously 6-0.

b. Working Session – Enclave on Canton

Applicant: Jack Ehlers and Mike Ehlers of William James Capital, LLC

Request: Working session to get feedback from the Plan Commission on a proposed 108-unit townhome development (“Enclave on Canton”)

Location: 7701 Canton Ave

Commission Chair Gascon introduced the working session and reminded everyone of the discussions that took place during the last session with this proposal. Updated site plans, renderings, and elevations were shown. Questions regarding grading and drainage were



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discussed, particularly regarding flooding on the neighboring residential parcels and the design of the on-site stormwater detention.

Building materials and design were discussed. Applicants agreed to highlight the variety in units going forward as it relates to flat vs stepped buildings, siding color, basements/back patios, etc.

There was discussion on safe street width, parking, fire/emergency service accessibility, trash services.

Applicant showed elevations for the clubhouse and neighborhood retail node at the entrance to the site.

City Attorney John Mulligan explained a possible issue from the subdivision code relating to street right-of-way widths, and the difference between a “public street” and a “private drive.” Staff said they will analyze the code and provide guidance on this issue going forward.

6. Other Business - none

7. Reports

- a. Council Liaison report: New council Liaison Dennis Fuller introduced himself and reported on some projects from around the city.
- b. Code review committee: Announced they have an upcoming meeting with staff to discuss the creation of an architectural review board and the flatwork permit for stormwater management.
- c. Staff report: Zoning code consultants will be visiting University City the following week to kick off the code rewriting process.

8. Adjournment – The meeting was adjourned at 7:53 pm.