

Plan Commission Meeting Minutes - December 19, 2012

Plan Commission December 19, 2012 Meeting Minutes (approved 1/23/2013)

The Plan Commission held their regular meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on December 19, 2012. The meeting commenced at 7:00 pm.

Voting Members Present

Deidre Lewis (Vice-Chairperson)
Linda Locke
Cirri Moran
Lisa Greening

Voting Members Excused

Ben Halpert
Ben Senturia
Nova Felton

Non-Voting Council Liaison Present

Arthur Sharpe Jr.

Staff Present

Andrea Riganti, Director of Community Development
Ray Lai, Deputy Director of Economic and Community Development
Zach Greatens, Planner

Approval of Minutes

Ms. Lewis asked for any discussion pertaining to last month's minutes. Ms. Moran moved to approve the minutes with the correction of a typo. Ms. Locke seconded the motion.

Public Hearing:

Conditional-Use Permit Application #12-11364 at 6623 Delmar Blvd. Applicant Xin dong Wei with Xu & Wei Co., Inc. Mr. Greatens showed slides of the site and surrounding area, as well as drawings of the proposal. This was formally a retail site for US Cellular. The applicant stated they would like to open a restaurant called the Icy Volcano. The applicant would not be applying for a liquor license.

Public comments from the audience were invited by Ms. Lewis. Dan Wald, 8420 Delmar Blvd., spoke in favor of the application. Krishauna Washington, 11951 Charter Oak Parkway, also spoke in favor of the proposed restaurant.

Mr. Greatens stated that it's a proposal for a ground floor restaurant which fronts on Delmar Blvd. in the core commercial district which requires a Conditional Use Permit and it is for a sit-down restaurant. It is staff's opinion that the proposed use will be compatible with the surrounding uses and is appropriate for this location. The staff's recommendation is for approval with the conditions attached in the staff's report. Lisa Greening motioned that the Conditional Use Permit be recommended for approval for 6623 Delmar Blvd. Linda Locke seconded. Plan Commission by a vote of 4 to 0 recommended approval. The recommendation will be presented to City Council at their next meeting.

Other Business:

Draft Parkview Gardens Neighborhood Sustainability Development Plan

Ray Lai stated that in July, 2012, the Plan Commission passed a motion to amend the preliminary draft plan regarding the parking lot #4 redevelopment concept. In September, 2012, City Council approved the additional scope of work with cost estimates for consultants as recommended by the Plan Commission in August. Consultants have since identified the changes to be made and have submitted a memorandum outlining the proposed changes for Commission approval before proceeding with implementing the noted revisions.

Questions by Plan Commission members and Council Liaison / Answers by Staff:

Q: What is the cost to create the documents and make the proposed changes? **A:** The proposed budget by consultants is approximately \$35,000, and there is a contingency for \$5,000 for a total of about \$40,000.

Q: It's taken 4 to 5 months to reach this point. What is the timeframe, if the proposal were approved at the present time, to achieve significant progress? **A:** The formal contract subsequently had to be drafted and drawn up once the motion had been approved by City Council in late September. The changes to the identified revisions should be brought back to the Planning Commission in January or February.

Q: The yellow-line version that Council has seen just flags places to make changes, so then it has to come back and have the new changes approved, so it's probably going to be several more months.

A: When the changes come back, Council could potentially approve the final draft document. We intend to put this on the website to ensure public access and review. A public hearing will be conducted at the City Council meeting, another opportunity for public input. Ms. Locke shared her concern with the public's perception of the length of time taken to show progress with the project.

Q: This plan includes a federal grant, are we meeting the required timeline? **A:** Yes.

Tim Breihan, H3 Studio planning consultant, stated that the original schedule indicated a 3-month timeframe. Ms. Lewis inquired on the status of the parking lot.

Q: If possible, could Council have a copy of the proposal sooner than the Council meeting?

A: Yes.

Ray Lai requested the Commission to approve the changes so that the consultants may proceed. Ms. Locke and Ms. Lewis addressed members of the public to briefly state their comments and concerns to the Commission prior to a motion.

Dan Wald, 8420 Delmar Blvd., addressed the Commission concerning notification distribution methods regarding the meeting and the cost of changes proposed by the planning consultant to the proposal. Ms. Riganti stated that essentially the Staff responded to the previous motion passed by the Plan Commission. When the draft plan is revised for approval of the Commission, then all business

owners will be notified via enhanced notification procedure. Ms. Lewis added that this item on the agenda tonight is “housekeeping” item and no formal notification is required legally.

Councilmember Paulette Carr next addressed the Commission and handed out excerpts of the draft plan (Appendix A) related to stakeholder interviews. Ms. Carr expressed various concerns with some of the consensus issues on parking and condominiums and the appropriateness of the cost of the draft plan revisions.

Ms. Locke commented that the edits that Commission requested to the plan were an approach to address the concerns raised by citizens at the spring hearing and to demonstrate responsiveness.

Ms. Moran sought clarification from the consultant regarding a section of the draft plan.

Ms. Locke moved that Commission endorse the scope of work provided by the consultant to make revisions to the plan. Ms. Moran seconded the motion and it was carried and approved.

Reports:

Mrs. Riganti gave an update on the comprehensive plan updating process and submitted a memo sent to the City Manager regarding the status of the comprehensive plan update.

Mr. Sharpe indicated that there had been a vote from the Council to add additional officers to the police force, crime prevention cameras in the Loop had also been approved, and there are four more cameras being proposed.

Adjournment

Ms. Lewis made a motion to adjourn and Ms. Greening seconded.

The meeting adjourned at 8:17 p.m.

