

Webster Groves Plan Commission
Meeting Minutes
September 9, 2019

Members Present

Brandon Harp
Steve Hunkins
Annie Tierney
Anne Tolan
Scott Mueller
Christopher Michael
Adam Field

PLANNER
Danny Jendusa

DIRECTOR OF PLANNING & DEVELOPMENT
Mara Perry

COUNCIL LIAISON
Pam Bliss

Members not Present

Charles Sindel
Jeff Smith

REGULAR SESSION

1. Tolan opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**
Tolan asked for a motion to approve the minutes from the July 1, 2019 meeting. Harp made a motion to approve. Michael seconded the motion. The motion passed 7-0.
3. **PUBLIC COMMENTS:**
There were none.
4. **ADJOURNMENT OF REGULAR SESSION**
Tolan asked for a motion to close the regular session. Hunkins made a motion. Harp seconded the motion. All in favor the motion passed 7-0.

EXECUTIVE SESSION:

5. OTHER BUSINESS:

Perry presented a training session on the roles and responsibilities of the Plan Commission and Plan Commissioners.

Jendusa and Perry introduced topics of code amendments staff will present to the Commission in the future.

Jendusa identified that staff will be looking to add more through parking development standards in the future. Harp stated that he was recently a member of a commission in St. Louis County government to update County parking development standards and that we might look to their

new codes as a model.

Jendusa identified that currently animal kennels and boarding is not an allowed zoning use anywhere in the City, though the city code includes special requirements for business license approval of a kennel. City staff will be presenting zoning code amendments including development standards regarding commercial animal boarding facilities in certain commercial areas and to consider whether limited, short term animal boarding may be allowed as a home-based business.

Perry introduced the topic of non-conforming uses and structures in the code. Currently the city code does not explicitly include structures in the sections regulating nonconforming uses. City staff will present code amendments in the future to update and clarify these sections to include regulations on non-conforming structures.

Perry introduced the topic of tree preservation, which is currently being discussed in the city's Green Space Advisory committee. In the future, staff will present updates to the zoning code involving tree preservation on private property.

6. NEXT REGULAR MEETING: October 7, 2019.

7. ADJOURNMENT OF THE EXECUTIVE

Tolan asked for a motion to adjourn. Michael made a motion. Hunkins seconded the motion. All in favor motion passed 7-0. The meeting adjourned at 8:00.