



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
November 8, 2021 7:00 PM

Meetings of the Plan Commission will be available to the public in-person and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at www.webstergroves.org/teleconference

Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, or in-person at the meeting. Due to the St. Louis County mask mandate, masks will be required by all regardless of vaccination status.

MEMBERS: Charles Sindel (Chair), Jeff Smith (Vice-Chair), Michael Buechter, Maddy Heikkila, Steve Hunkins, Toni Hunt, Christopher Michael, Scott Mueller, Annie Tierney

COUNCIL LIAISON: Pam Bliss **STAFF:** Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Danny Jendusa (Planner), Denise Bulejski (Recording Secretary).

REGULAR SESSION-

1. MEETING CALL TO ORDER
2. [APPROVAL OF MINUTES](#): September 13, 2021
3. PUBLIC COMMENT
4. PUBLIC HEARING
 - A) [21-PC-08 55 West Moody](#): An application by Sunshine Peak, LLC for a Change of Zoning from "D" Commercial District to "PC" Planned Commercial District on an approximately 1.3 acre tract of land located at the following addresses: 55 W. Moody Avenue and 34 N. Gore Avenue.
 - B) [21-PC-09 City Code Text Amendments - Tree Preservation & Landscape Ordinance](#): Proposed amendments include creating a new Chapter 57 Tree Preservation and Landscape Requirements through the relocation and amendment of regulations in Chapter 10 Public Ways and Places Sections 10.300 through 10.385.
5. PLATS AND SITE PLANS
 - a) [21-PC-10 Pacific Place Final Development Plan](#): An application by Webster Group I, LP and MS Partners, LLC for approved of a Final Development Plan for a property zoned "PC" Planned Commercial District on an approximately 1.25 acre tract of land located at 37, 41, and 45 S Old Orchard Ave.

6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

- a) **21-PC-08 55 West Moody:** An application by Sunshine Peak, LLC for a Change of Zoning from “D” Commercial District to “PC” Planned Commercial District on an approximately 1.3 acre tract of land located at the following addresses: 55 W. Moody Avenue and 34 N. Gore Avenue.

7. NEXT REGULAR MEETING: December 13, 2021 (*2nd Monday*)

8. ADJOURNMENT

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Plan Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes. Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.