

Old Webster Special Business District Advisory Commission

MEETING MINUTES

APPROVED

MEETING DATE: Tuesday, April 27, 2021
 LOCATION: Zoom
 CALLED TO ORDER: 8:04 AM
 MEETING ADJOURNED: 8:28 AM
 NEXT MEETING: Tuesday, May 25, 2021

NAME	PRESENT	ABSENT
Ron Clipp, Chair	X	
Joe Rath	X	
Mark Hinkle	X	
Tim Delanty	X	
Micki Hansel		X
Gary Schoenberger		X
Margaret Stevens	X	
Bill Newhouse		X
Stacie Swederska		X
David Franklin, Council Liaison		X
Mara Perry, City Liaison	X	

Also, in attendance:
 Fran Sudekum – Administrative Support

Approval of Minutes

Motion to approve the March minutes was made by Joe Rath, seconded by Tim Delanty, and unanimously approved.

Visitor Comments

Andrew Scavotto, Commission Member of the Business Development Commission (BDC), stated one of the primary objectives of the BDC is to promote connectivity, communication, and coordination within and between the three business districts in Webster Groves (Old Webster, Old Orchard, and Crossroads). His purpose in attending the Old Webster Special Business District Commission (OWSBD) meeting is an attempt to increase communication between the BDC and OWSBD and help the BDC become better informed about the needs and concerns of the District and to open up more formal lines of communication between the BDC and the three business districts. On behalf of the BDC, Mr. Scavotto and Tim Delanty (who in addition to being a Commission Member of the OWSBD is also a Commission Member of the BDC) would be happy to discuss the BDC's role and welcome any ideas on how to increase and promote better communication between the BDC and the three business districts, as well as take back any concerns or issues now and going forward.

Rooftop Lighting

Mara Perry shared that repairs are scheduled with Stribe Electric and currently scheduling new installations for the O+O building as well a couple of others. Mara has also acquired the last seven spools of wiring; we will have to upgrade to a different type of wiring when more is needed.

Old Webster Summer Night Street Dance Update

The Old Webster Summer Night Street Dance organized by the Old Webster Trade Association is scheduled for June 19th; however, with the COVID restrictions currently in place by St. Louis County it may not happen. Since restrictions may be more relaxed as time moves forward, a go no-go date is set for May 20th with a drop-dead deadline of June 1st if changes to the restrictions are anticipated. Under the current restrictions on events square footage puts a maximum number of attendees at 1,500 which is less than the number of people that have attended the event in the last several years. Since there is no way to gate the event, we would not be able to control how many people attend.

District Trash Cans

Public Works has requested Commission Members share with the businesses in the District to please not move the trash cans in the District. The contractor that removes the trash follows a map which identifies the location of all the trash cans, so when they are moved, they will not be emptied if they are not in their designated spot on the map as the contractor will not know where the cans are.

Commercial Filming

A commercial will be filmed on the back lot of Bristol Elementary on Saturday, May 1st from 7:00 AM to 3:00 PM. To accommodate their move-able equipment and such, they may need to close Gore and/or sidewalks for short periods of time during the filming which may impact access to the parking lot off Gore. They will attempt to conduct the filming without closing Gore if possible.

City Update

- La Macaron in Old Webster has finished with the Health Department and is close to finishing up all their inspections and will open any day.
- DD Mau in Old Webster will open any day.
- Union Bagel in Crossroads is under construction.
- WingStop in Yorkshire Plaza is under construction.
- Zushi, a sushi restaurant in Yorkshire Plaza is under construction.
- Amy's Cake Pop and Boozy Bites in Old Orchard is opening soon.
- Lona's Lil Eats in Old Orchard is still on hold.
- Total Access Urgent Care at Laclede Station Road and Big Bend has almost all of their building permits.
- Construction on Fire Station #2 has started. They are building the living quarters first and then will tear down the station itself.
- Hixson Middle School's construction continues.

- Security and ADA accessibility construction in various schools in the Webster Groves School District continues.
- The Plan Commission finished code amendment changes related to two-family structures as well as single-family maximum square footage with additional caveats related to height and massing of structures. Those two items have moved forward to City Council for public hearings. Misinformation about the changes appeared in an ad in the Webster-Kirkwood Times. Questions can be sent to City Hall and/or at attendance at City Council meetings.
- The Plan Commission is working on changes in C and D Commercial Districts to allow multi-family as a permitted use as long as it meets a set of regulations and does not require a Conditional Use Permit (CUP).
- Rolling Ridge in Old Webster has applied for a CUP to use some of their existing space for such things as events, wedding receptions, meetings, birthday parties, etc.
- N. Old Webster Proposed Redevelopment has turned in their submittal to City Hall and all departments are reviewing. Questions and comments can be sent via the City's website. A model of their submittal is on display at City Hall. The next step will be public hearings at the Plan Commission.
- A position has been opened for an additional inspector on the City's staff to help keep up with all the work.
- The City Council discussed whether to bring back Prop #1 onto their agenda.
- The City Council is having their first budget session on May 11th.
- The 4th of July parade will take place; it will be held on July 3rd.

Next Meeting

Tuesday, May 25, 2021 at 8:00 AM via Zoom.