

**Webster Groves Plan Commission**  
**Meeting Minutes**  
May 3, 2021

<b>Members Present</b>	Charles Sindel	PLANNER
	Steve Hunkins	Danny Jendusa
	Annie Tierney	DIRECTOR OF PLANNING & DEVELOPMENT
	Scott Mueller	Mara Perry
	Christopher Michael	CITY ATTORNEY
	Maddy Heikkila	Neil Bruntrager
	Toni Hunt	COUNCIL LIAISON
	Michael Buechter	Pam Bliss

**Members not present** Jeff Smith

**REGULAR SESSION**

1. Sindel opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**  
Sindel asked for a motion to approve the minutes from the April 5, 2021 meeting. Buechter made a motion to approve. Tierney seconded the motion. Sindel and Hunkins abstained from the vote as they were not present for the meeting. The motion passed 6-0.
3. **PUBLIC COMMENTS:**  
Perry said they do have some written comments and those will be read so they can be put into the record.
4. **PUBLIC HEARING:**

**21-PC-01 Lona’s Lil Eats LLC (7985 Big Bend Blvd.):** An application by Lona’s Lil Eats LLC for a Conditional Use Permit to allow a “Restaurant, drive-thru” use located on a 0.41 acre lot at 7985 Big Bend Blvd. in the “C” Commercial District. ***APPLICATION HAS BEEN REQUESTED TO BE POSTPONED BY THE APPLICANT TO THE JUNE 7, 2021 MEETING***

Perry stated the Plan Commission could go ahead and close out this request until further notice. Sindel asked for a motion to close the public hearing on 21-PC-01. Buechter made a motion to close. Tierney seconded the motion. All in favor the motion passed 8-0.

b) **21-PC-03 The Willow in Webster CUP (60 N Gore Ave):** An application by McMillian Development LLC for a Conditional Use Permit to allow a “Banquet Facility” use and “Dancing Academy” use in an existing structure on an approximately 0.45 acre tract of land located at 60 N Gore Avenue in the “D” Commercial District.

Jendusa began with photos of the existing site. He stated the property was zoned as part of the “E” Industrial District until 1987 when it was rezoned to “D” Commercial District. In 1986, it was designated as a local Historic Landmark in the city. The applicant is not proposing any exterior changes to the structure. Per staff the proposed use would be an appropriate fit into the city’s Comprehensive Plan.

Jendusa went through the five factors for determining whether the request will not:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities

The applicant is requesting to allow activities which would fall under a Banquet Facility use and a Dancing Academy use according to the city’s zoning code. The applicant has indicated the following types of events and activities would be requested under these uses.

- Wedding/Bridal/Baby showers
- Bridal ready room
- Meetings
- Photoshoots
- Visual Art Gallery
- Intimate Live Music Venue
- Cocktail/Holiday/Birthday Gatherings
- Intimate Receptions
- Book Launch/Signing
- Yoga
- Small vendor pop-ups

Jendusa said a minimum of (65) sixty-five parking spaces will be required for the employees and possible attendance levels for the requested events. The applicant currently has (5) five off street spaces located behind their existing structure at 60 N. Gore. They also own a lot across the street at 61 N. Gore with (30) thirty spaces and recently took ownership of the parking lot at 147 W. Pacific which could potentially hold another (30) thirty spaces. Staff noted that those two lots at 61 N Gore Ave and 147 W Pacific Ave are located within the Old Webster Redevelopment area, which the City Council may grant redevelopment rights to a third-party entity and prospective buyer. Should the Plan Commission and City Council vote to approve this CUP based on these parking calculations, staff would recommend requiring the applicant to obtain a private parking lease agreement to secure an equivalent number of parking spaces in the event 61 N Gore Ave and 147 W Pacific Ave are redeveloped. Jendusa went through hours of operation and performance standards. There is no additional lighting planned at this time.

Staff did receive a photo from a resident on Marshall Place in which a truck driver appears to be negotiating turn around near the subject property as well as several cars parked on the street.

Sindel asked what happens if this is approved and the parking is no longer available for the use? Jendusa said the business license could potentially be under review and Perry said an optional plan would then need to be presented. They can put a condition into the CUP approval for additional parking. Sindel asked if they could add that the applicant request and encourage no parking on Marshall when they have an event. Perry said that could be added and Hunt said that will be hard to enforce as it is a public street. Hunt asked if the flag lot could be striped and used and Perry said that would be up to the applicant.

Heikkila asked if the events are all for indoor and Perry said yes.

Jenduda went through staff's recommendations should the CUP be approved.

1. All provisions of the City Code shall apply except as expressly modified in the CUP Ordinance.
2. All events held under the Banquet Facility use and Dancing Academy use shall be Located within the existing footprint of the greenhouse and second floor of the existing commercial structure.
3. The uses shall not encroach further beyond the south front property line than the Existing legal, nonconforming commercial structure. The Dimensional Regulations of the "D" Commercial District shall apply.
4. The maximum occupancy level for events of the Banquet Facility and Dancing Academy uses shall not exceed seventy-five (75) persons for daytime events held prior to 5pm and one hundred and fifty (150) persons for evening events held between 5pm and 11pm.
5. A minimum of sixty-five (65) off-street parking spaces shall be provided. An Equivalent number of off-street parking spaces shall be provided through private parking lease agreements should existing parking facilities at 61 N Gore Ave and 147 W Pacific Ave be removed or become unavailable.
6. Hours of operation shall be limited to 7AM to 11 PM daily.
7. The applicant shall provide the Fire Department with an emergency egress plan. Fire Department approval of the emergency egress plan shall be necessary prior to Business license approval.
8. This conditional use permit is personal to the owner and shall not run with the land.

Lynn Cressler, 60 N. Gore Ave., said they get several requests to rent out their spaces so they have decided to utilize some of the unused spaces they have. She said the occupancy levels allowed are more than what they believe they will need also the main entrance would be on Gore Ave. The five spaces in back will be used for handicapped or a catering entrance.

Buechter asked about the reduction in occupancy and Cressler said yes there are thinking evening events more like 100 and day events much smaller.

Sindel asked if they had any concerns with staff's recommendations, and she said none.

Cressler said the intent is to utilize the parking lots verses using Marshall Place.

Jendusa read the comments received for the meeting.

Bud and Mary Becker, 52 Marshall Place, said they were never contacted by McMillan Development in regards to this request. They have concerns about noise and traffic. There have been problems in the past. There was an agreement at one time for some control but due to ownership and staff changes that has gone away. In April 2021 their car was hit on Marshall Place by a delivery truck, this issue still has not been resolved.

Kevin Hasting, 73 Marshall Place, is in favor of the project. Has concerns about parking on Marshall Place and would appreciate encouragement of using the parking lots verses Marshall Place.

Cressler, said she is not aware of any delivery truck issues. She is aware of the accident this past April and believes the trucking company is trying to rectify the situation. They do not receive deliveries on Gore Ave. only in the rear on Marshall.

Sindel asked for a motion to close 21-PC-03. Hunt made a motion to approve. Hunkins seconded the motion. All in favor the motion passed 8-0.

**c) 21-PC-02 Zoning Code Text Amendments – Multiple Family Dwelling Regulations:**

Proposed amendments include changes to the use and dimensional regulations regarding multiple family dwellings in the "C", "C1" and "D" Commercial Districts in Sections 53.110 through 53.147, and Section 53.159.

Jendusa began with the definitions of multi-family housing as well as examples of multi-family units which include triplexes, fourplexes and townhomes etc.

**Apartment**" shall mean a room or suite of rooms in a two-family or multiple dwelling, or where more than one living unit is established above non-residential uses, and that is used, intended to be used or designed for use as a residence by a single family including bath and culinary accommodations. "Apartment" does not include "Student Housing, Apartment."

**"Dwelling, Multiple"** shall mean a building or portion thereof used or designed as a residence for three (3) or more families living independently of each other, and doing their own cooking in said building, including apartments and apartment hotels.

The proposal is to consider allowing multiple family within existing commercial districts. The proposed changes would not be to allow multiple family in single family residential zones. Jendusa said it is within the city's comprehensive plan to allow multi-family within and near commercial districts. Benefits to allowing these types of housing include having more housing type options for "empty nesters" seeking to downsize and opportunity for more affordability, additional customers for local businesses and households for business attraction, improved walkability, increase in local tax revenues, greater flexibility to face market changes and reduced uncertainty. Many issues commonly of concern are already addressed within existing controls. Jendusa went through proposed amendments to setbacks, height, area, and front entry garages in commercial zones. Jendusa said they are not looking for a vote tonight but looking for more review.

Hunt said she does like the direction in which this is going as to cleaning things up. Perry said we can forward the power point slides from tonight's meeting for review as this is a lot of information.

Clark Hotaling, 118 W. Cedar Ave. wanted to applaud staff for bringing this forward, it is something that needs to be done.

Sindel asked for a motion to continue 21-PC-02 to the June 7, 2021 meeting. C. Michael made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

## 5. ADJOURNMENT OF REGULAR SESSION

Sindel asked for a motion to close the regular session. C. Michael made a motion. Buechter seconded the motion. All in favor the motion passed 8-0.

### EXECUTIVE SESSION:

#### **VOTES:**

**b) 21-PC-03 The Willow in Webster CUP (60 N Gore Ave):** An application by McMillian Development LLC for a Conditional Use Permit to allow a "Banquet Facility" use and "Dancing Academy" use in an existing structure on an approximately 0.45 acre tract of land located at 60 N Gore Avenue in the "D" Commercial District.

Sindel went through the five factors and all determined this request would not:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities.

Heikkila asked what happens if the parking lot(s) became unavailable. Perry said they would need to provide a plan for the loss of parking or reduce the number of allowed guests for the events.

Hunt said it's a good use for an underutilized space and it is well thought out.

Sindel asked if anyone had any changes to staff's recommendations, there were none. All agreed anything the applicant can do to encourage no parking on Marshall Place would help.

Sindel asked for a motion to approve 21-PC-03 with staff's conditions. C. Michael made a motion to approve. Hunt seconded the motion. All in favor the motion passed 8-0.

**6. OTHER BUSINESS:** Perry said there in none at this time. She will let everyone know if the new development will be on the next agenda.

**7. NEXT REGULAR MEETING:** June 7, 2021.

**8. ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Hunt made a motion. Heikkila seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 9:11 PM.