

**Webster Groves Plan Commission**  
**Meeting Minutes**  
June 7, 2021

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

**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 May 3, 2021 meeting. Heikkila made a motion to approve. Hunt seconded the motion. The motion passed 9-0.
3. **PUBLIC COMMENTS:**  
There were none.
4. **PUBLIC HEARING:**
  - a) **21-PC-05 Patterson Performing Arts (45 W Lockwood Ave.):** An application by Patterson Performing Arts for a Conditional Use Permit to allow an Educational Facility, School for the Arts use in an existing structure located on a 1.67 acre lot at 45 W. Lockwood Avenue in the "D" Commercial District.

Jendusa began with photos of the existing site which has been the Webster Groves Presbyterian Church since 1867. The applicant intends to occupy the third floor of the north building. Because the site is in the "D" Commercial District a CUP is required. It shall be determined whether the requested uses 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 intends to hold small group and one-on-one musical lessons for children and adults, serving a maximum of fifteen (15) students at a time. Jendusa said parking is not an issue as there is a large parking lot.

Staff recommends approval of the requested CUP with the following recommendations:

1. All provisions of the City Code shall apply except as expressly modified in the CUP Ordinance.
2. All activities of the Educational Facility, School for the Arts use shall be located within the existing structure of the subject property.
3. Hours of operation shall be limited to Mondays-Thursdays 2pm-7p and Sundays 1pm-8pm during the school year and Monday-Wednesday 10am-7pm and Sundays 1pm-7pm during summer months.
4. This conditional use permit is personal to the owner and shall not run with the land.

Heather Patterson, the applicant said she intends to get permission for any special events they might hold.

Brian Tobin, a representative from the church was also present, there were no questions for him.

Sindel asked for a motion to close 21-PC-05. Smith made a motion. Hunt seconded the motion. All in favor the motion passed 9-0.

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

Proposed amendments include changes to the use regulations regarding multiple family dwellings and dimensional regulations in the “C”, “C1” and “D” Commercial Districts in Sections 53.110 through 53.143 and Section 53.159 of the Zoning Code. Proposed amendments further include changes to attached garage regulations regarding non-single-family dwelling uses in Section 53.203 and additional minimum street setbacks in Section 53.205.

Jendusa said staff is proposing options for limited multiple family housing within the city’s existing commercial districts to align with the Comprehensive Plan recommendations and to simplify dimensional regulations in the “C” and “D” Commercial Districts. These changes would create more clarity for existing property owners and neighbors who are adjacent to “C” and “D” Districts. It could allow for a broader array of housing options in the community. This was first brought to the Commission in the April meeting with changes made for the May meeting.

Jendusa gave examples of multiple family housing:

- Triplexes, fourplexes, townhouses.
- Garden/courtyard apartments.
- Residences above storefronts.
- Multi-story apartment and mixed-use buildings. Condos.

The Comprehensive Plan strongly encouraged mixed multifamily residential and commercial uses in the city's commercial districts. Benefits for allowing multi-family options:

- "Empty nesters" seeking to downsize
- Households without children
- Opportunity for affordability and multiple price points

Benefits for the community:

- Revenue for shops and restaurants
- Increase in tax revenue
- Opportunity for improved walkability and sustainability

Sindel asked if this proposal had anything to do with 21-PC-04 Douglas Hill. Jendusa said no.

Jendusa went through some of the concerns expressed for this proposal.

- Building height
- Parking
- Landscaping
- Lighting
- Noise
- Over-occupancy, Utility capacity
- Design
- Traffic

He also gave side by side comparisons of the changes for the following zoning regulations.

- Use
- Height
- Setbacks – Front, Side and Rear
- Minimum area requirements
- Parking
- Front entry and side entry attached garages
- Open space
- Additional regulations- Performance Standards, Tree and Landscape Ordinance, Stormwater control, etc.

Hunt asked if it was possible to rezone in any area, Perry said anyone can propose a request, but it may not be recommended nor allowed per the comprehensive plan. Mueller asked why only "C" and "D" and Perry said the "C" already allow for it and "D" already has some multi-family.

Jendusa next read a statement sent in by Daniel Bruzzini, he asked why is the Plan Commission trying to make things easier for a developer to put up new apartments when a resident has such a challenging, costly time just making improvements to there home. Please do not remove the CUP process for these commercial districts.

Tom Schultz, asked if this was related to the Doulgas Hill Project and if they were willing to have these changes put to a public vote as he believes many residents are unaware of them.

Perry said the public comment section is for that purpose only. A text change does not go before the public for a vote only the Plan Commission can make recommendations to the City Council. No this is not related to the redevelopment proposal.

Clark Hotaling, said thank all for the continued looking at all diverse housing options.

Jamie Hasemeier, said this is a thorough review of the code and is important in creating a more diverse housing community for the future.

Julia, asked about the walkability benefits for the community; where are they going? There are no grocery stores, pharmacies etc. Places people may need and able to walk to. Otherwise good job.

Bliss asked Perry how this will change the process for approval. Perry said this will give a set of standards to follow and if required they will still have to have Architectural Review Board approval, building code approval, all the same.

Hunkins asked if the business districts have had any input. Perry said she has brought it before all the districts but there have been no real comments.

Sindel asked for a motion to close 21-PC-02. Smith made a motion. Hunkins seconded the motion. All in favor the motion passed 9-0.

Hunt asked about current multi-family units that under the current code would not be allowed today and Perry stated many of the apartment complexes along Big Bend would fall under the "C" Commercial District and would not be allowed.

## 5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Hunkins made a motion. Hunt seconded the motion. All in favor the motion passed 9-0.

### **EXECUTIVE SESSION:**

## 6. **VOTES:**

- a) **21-PC-05 Patterson Performing Arts (45 W Lockwood Ave.):** An application by Patterson Performing Arts for a Conditional Use Permit to allow an Educational Facility, School for the Arts use in an existing structure located on a 1.67 acre lot at 45 W. Lockwood Avenue in the "D" Commercial District.

Sindel went through the five factors to determine whether the requested uses 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.

All agreed no to all, and it will make a great addition to that location.

Sindel asked for a motion to approve with staff's recommendations. Hunt made a motion. Smith seconded the motion. All in favor the motion passed 9-0.

**b) 21-PC-02 Zoning Code Text Amendments – Multiple Family Dwelling Regulations:** Proposed amendments include changes to the use regulations regarding multiple family dwellings and dimensional regulations in the "C", "C1" and "D" Commercial Districts in Sections 53.110 through 53.143 and Section 53.159 of the Zoning Code. Proposed amendments further include changes to attached garage regulations regarding non-single family dwelling uses in Section 53.203 and additional minimum street setbacks in Section 53.205.

Hunt said staff did a good job cleaning up the code. Mueller and Smith agreed.

Sindel asked for a motion to approve. Mueller made a motion. Hunt seconded the motion. All in favor the motion passed 9-0.

Sindel asked for a motion to re-open the public hearing for 21-PC-04. Smith made a motion. Buechter seconded the motion. Mueller abstained due to a conflict with 02-PC-04. The remaining were in favor and the motion passed 8-0.

**c) 21-PC-04 Douglas Hill -** An application by SG Collaborative, LLC for a Change of Zoning from "A4" Seventy-Five Hundred Square Foot Residence District; "B1" Multiple Family District; "E" Industrial District and "PC" Planned Commercial District to "PC" Planned Commercial District on an approximately 15.1 acre tract of land located at the following addresses:

55 Lincoln Ave, 62 Lincoln Ave, 49 N. Gore Ave, 51 N. Gore Ave, 61 N. Gore Ave, 65 N. Gore Ave, 69 N. Gore Ave, 79 N. Gore Ave, 40 N. Rock Hill Rd, 200 Sherman Place, 201 Sherman Place, 203 Sherman Place, 205, Sherman Place, 207 Sherman Place, 200 W. Kirkham Ave, 204 W. Kirkham Ave, 234 W. Kirkham Ave, 240 W. Kirkham Ave, 242 W. Kirkham Ave, 320 W. Kirkham Ave, 340 W. Kirkham Ave, 107 W. Pacific Ave, 109 W. Pacific Ave, 111 W. Pacific Ave, 115 W. Pacific Ave, 125 W. Pacific Ave, 147 W. Pacific Ave, 207 W. Pacific Ave, 209 W. Pacific Ave, 211 W. Pacific Ave, 227 W. Pacific Ave, 315 W. Pacific Ave, 325 W. Pacific Ave, 341 W. Pacific Ave.

Perry went through the process for the rezoning which includes research and review of the proposal by staff. Staff will provide a report and it will be presented to the Plan Commission along with a public hearing process and more review. The public hearing will include history of the property, zoning analysis, staff recommendations, applicant presentations and public comments. If the Plan Commission makes a recommendation for approval it will then go to the City Council.

Jendusa said there are over 30 parcels in the rezoning area. They fall under "A4" Seventy-Five Hundred Square Foot Residence District; "B1" Multiple Family District; "E" Industrial District and "PC" Planned Commercial District. The surrounding uses consist of residential, retail, restaurants, offices and a private school. He went through the zoning changes throughout the years.

Perry said staff always looks at a plan to see if it conforms to the Cities Comprehensive Plan. The plan is then reviewed for zoning, do the uses match what is permitted in the proposed district. Is there adequate parking for those uses. How will it affect traffic and circulation. A Traffic Impact Study was provided to address existing and proposed access for the site. Staff will review height, setbacks, intensity of use, tree preservation, landscaping and lighting. Part of the area is in the floodplain so FEMA and MSD will be involved for stormwater. The Architectural Review Board will review all proposals.

Perry said they are requesting the public hearing be held open. Staff has recorded all of the comments they have received since 5:00 on Friday. These comments are attached.

Aj Anga Jala, 251 W. Kirkham Ave., has concerns about over population and traffic in our quiet neighborhood. Why is the council considering a seven-story apartment building and the use of TIF money? He spoke about Shady Creek as well as affordable housing.

Dave Buck, wanted to thank all staff and commission members for their work.

Sindel asked for a motion to hold open the public hearing till the July 12, 2021 meeting. Hunkins made a motion. Hunt seconded the motion. All in favor and the motion passed 9-0.

#### **OTHER BUSINESS:**

Perry said there was none at this time. She asked if the member would like to have an earlier start time at the July meeting. All agreed 6:30 would work.

7. **NEXT REGULAR MEETING:** July 12, 2021.

#### **8. ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Smith made a motion. Hunkins seconded the motion. All in favor motion passed 9-0. The meeting adjourned at 11:15.