

Webster Groves Plan Commission
Meeting Minutes
July 6, 2020

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

REGULAR SESSION

1. Smith opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**
Smith asked for a motion to approve the minutes from the June 1, 2020 meeting. Sindel made a motion to approve. Hunt seconded the motion. The motion passed 8-0.
3. **PUBLIC COMMENTS:**
There were none.
4. **PUBLIC HEARING:**
This was not a public hearing.
5. **PLATS AND SITE PLANS**
20-PC-10 Hillside Place at Webster Groves Lot 9 and Part of Lot 8 Subdivision Plat:
A petition by Thomas and Ashley Doran, property owners of 116 Summit Place, and Rachel Siegert and Necole Morissey, property owners of 120 Summit Place, for an Application for a Subdivision to be known as "Hillside Place at Webster Groves Lot 9 and Part of Lot 8 Subdivision Plat". The subject properties encompass approximately 0.53 acres of land. The subject properties are located within the "A3" Ten Thousand Square Foot Residence District.

Jendusa began with slides of the existing single-family dwelling at 116 Summit Place which was built in 1932. Also provided were slides of the single-family dwelling at 120 Summit Place which was built in 2020 to replace the single-family dwelling built in 1921. Both owners want to do a boundary adjustment to transfer 1,531 sq. feet from 116 Summit Place to 120 Summit Place. Approval is necessary because the lot at 120 Summit Place does not meet the required minimum lot area or minimum average lot width of Chapter 50 either before or after the adjustment. Also, the detached garage at 116 Summit Place does not meet the required setbacks.

Jendusa went through the recommendation's staff has proposed if this subdivision plat is approved:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance #XXXX.
2. Adjusted A shall meet a minimum lot width of seventy-three (73) feet at the front yard setback, a minimum average lot width of 59.76 feet, and a minimum lot area of 8,186 square feet.
3. Adjusted Lot B shall meet the minimum lot width at the front yard setback, minimum average lot width, and minimum area requirements of the existing underlying zoning district.
4. All future development at the subject properties shall meet the existing Municipal Code requirements. The establishment of this plat precludes current and future owners from obtaining variances from the Municipal Code at the subject.

Sindel asked about #4 stating no future variance request; what hardship are they creating. Maybe we should change the wording.

Jendusa said there may still be things they may apply for a variance if needed in the future but nothing tied to the land.

Hunt asked how the new house was built on a non-legal lot. Perry said it met all requirements but is still non-conforming.

Perry said the applicants understand and agree with the recommendations.

The applicants Rachel Siegert and Necole Morissey said the reasoning for the request is to have a bigger backyard for future plans such as a pool or shed.

6. **ADJOURNMENT OF REGULAR SESSION**

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

EXECUTIVE SESSION:

VOTES:

20-PC-10 Hillside Place at Webster Groves Lot 9 and Part of Lot 8 Subdivision Plat:

A petition by Thomas and Ashley Doran, property owners of 116 Summit Place, and Rachel Siegert and Necole Morissey, property owners of 120 Summit Place, for an Application for a Subdivision to be known as "Hillside Place at Webster Groves Lot 9 and Part of Lot 8 Subdivision Plat". The subject properties encompass approximately 0.53 acres of land. The subject properties are located within the "A3" Ten Thousand Square Foot Residence District.

Smith asked for any comments. All agreed the property owners understand and agree with the recommendations.

Smith asked for an approval with staff's recommendations. Sindel made a motion. Hunt seconded the motion. All in favor the motion passed 8-0.

7. **OTHER BUSINESS:** Perry went through some power point slides for upcoming residential zoning code amendments. She gave history of past presentations for infill housing which included lot coverage and height of new homes. Also gave data on the number of new homes each year. She would like to begin these discussions when they can actually meet again as there will be residents whom would like to also attend. She is going to send out a list that maps out some of the current homes under construction if anyone wants to drive by and check those out.
8. **NEXT REGULAR MEETING:** August 3, 2020.
9. **ADJOURNMENT OF THE EXECUTIVE**
Smith asked for a motion to adjourn. Hunkins made a motion. Sindel seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 7:55.