

**Webster Groves Plan Commission**  
**Meeting Minutes**  
July 12, 2021

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

Not present:  
Christopher Michael

**REGULAR SESSION**

1. Sindel opened the meeting at 6:30 p.m.
2. **APPROVAL OF MINUTES:**  
Sindel asked for a motion to approve the minutes from the June 7, 2021 meeting. Buechter made a motion to approve. Smith seconded the motion. The motion passed 8-0.
3. **PUBLIC COMMENTS:**  
There were none.
4. **PUBLIC HEARING:**
  - a) [21-PC-06 Play Daze \(739 Marshall Ave\)](#): An application by Play Daze LLC for a Conditional Use Permit to allow a Child Day Care Center use in the existing structure located on a 0.17 acre lot at 739 Marshall Avenue in the “C” Commercial District.

Jendusa began with slides of the existing property and said the applicant plans to provide day care for up to 20 children per session in the morning and afternoon on the first floor of the commercial building. Jendusa said a “Child Day Care Center” is a permitted use in the “C” Commercial District. The proposed use must meet the Development Standards for Day Care and Group Living Uses found in Section 53.116.

1. The lot must meet the minimum area requirements, minimum width requirements at the front yard setback line, and minimum average width requirements for the zone in which it is located; and
2. Off-street parking shall be provided for the owner/operator plus any employee and anyone parking for more than two (2) hours.

The “C” Commercial District regulations do not include minimum lot area or width requirements

for commercial uses. Jendusa said this proposed Child Day Care Center use will not meet the minimum off-street parking requirement for the owner, employees, and visitors as required which is why the applicant has applied for this CUP prior to business license approval. Staff recommends requiring the applicant to secure a minimum of three (3) off-street parking spaces for child drop-off and pick-up during the morning and afternoon hours within three hundred (300) feet of the subject property through private parking lease agreements as condition to approval of the requested use.

Jendusa said, it shall be determined whether the requested use 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.

Per the applicant, they will provide day care for up to 20 children per session in the morning and afternoon, Monday through Friday. The age range will be from two to five years old and the applicant has stated the center will operate with three staff persons. The applicant has indicated that staff will utilize on-street parking on Marshall Avenue and that parents will be instructed to form a vehicle queue at Marshall and Summit Ave. during pick-up and drop off times.

Jendusa said Marshall Ave. typically has heavy vehicle traffic between Brentwood Blvd. and Laclede Station Road/Big Bend Blvd. Due to the number of children the applicant intends to provide care for at this location, without some reserved off-street parking options for parents during pick-up and drop-off, the arrangement as presented appears that it would likely increase traffic congestion and adversely affect the neighborhood during morning hours.

Sindel asked where the drop off point is and Jendusa said he believes at Summit and Marshall, Sindel asked if that was safe. Jendusa said he believe the state actually requires a parent to walk the child into the center for an intake process and yes it could be hectic in the morning hours and presents safety concerns.

Smith asked how the three hundred (300) feet was determined and Jendusa said that is a standard parking request for accessory uses.

Sindel asked if the nearby businesses were notified and were there any objections. Jendusa said notices went out within one-hundred (100) feet and he does have some comments he will read later.

Should the City Council approve of the Conditional Use Permit, Staff would recommend the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance No. \_\_\_\_\_

2. Total enrollment shall not exceed twenty (20) children.
3. The hours of operation shall be limited to 8 AM to 6PM Monday through Friday.
4. Prior to operating the child day care center, the applicant must be approved by the Missouri Department of Health and Senior Services and a city day care license shall be obtained from the City Clerk's Office.
5. The applicant shall secure a minimum of three (3) off-street parking spaces within three hundred (300) feet of the subject property through private parking lease agreements.
6. This conditional use permit shall be personal to the applicant and shall not run with the land.

Terri Oliphant, the applicant said a staff member will be at the corner of Summit and Marshall to escort the children each way during pick up and drop off time. The parents do not need to get out of the car and there will be no street crossing.

Tierney asked about early or late times and Oliphant said they will need to call ahead to accommodate.

Hunt asked if the applicant has secured her three required spots and Oliphant said no she was unaware of the requirement until this meeting. She believes she can get this done.

Hunkins asked if she is working with the state to obtain her license and she said yes.

Jendusa read the comments received for this CUP request.

Melissa Harlan, 754 Eunice, has questions about parking and traffic congestion. She does not want any further encroachment on resident parking or see increased traffic on Summit or side streets.

Hilary Tobiasz, has a child whom attends Play Daze and wrote in support of the move to 739 Marshall Ave.

Amy Whisler, also has a child whom attends Play Daze and is in support of the move.

Eric Johnson, 736 Eunice said he has concerns about traffic which he said is understated in staffs report. Play Daze mission statement says 18 months to 5 years, she is currently asking for 2-5 years, this distinction will drive the facilities required by Missouri Health Department. Also, the outdoor play area does not look sufficient to meet the Missouri Health Department requirement.

Patrick O'Donnell, lives nearby and has concerns about the traffic and congestion as well as the safety of the pick up and drop off situation.

Oliphant, the applicant responded that at no time will there ever be forty cars, also this is not a daycare it is a nursery /preschool. This will be a benefit to the families in the community.

## 5. ADJOURNMENT OF REGULAR SESSION

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

### EXECUTIVE SESSION:

## 6. VOTES:

[21-PC-06 Play Daze \(739 Marshall Ave\)](#): An application by Play Daze LLC for a Conditional Use Permit to allow a Child Day Care Center use in the existing structure located on a 0.17 acre lot at 739 Marshall Avenue in the "C" Commercial District

Sindel asked if it would matter if she could secure more than three spots, Jendusa said if this commission thought that would help and use those spots for the drop/ pick up location they could request.

Perry suggested some clarification be done with the Webster Groves Police Department for further comments on the safety of the drop off/ pick up process.

Hunt asked what will happen when traffic backs up because the parents are getting out of the car to take the child out of the car seat. Tierney agreed, and what if the child is crying will this cause further delay. Mueller said this commission has approved previous daycare facilities with parking issues and yet there have been no complaints. Webster needs more daycare. Hunt and Smith agree but this does increase traffic and presents safety concerns.

Perry said they could hold the CUP open for a future vote after receiving comments from the police department or approve with staff's recommendations pending there are no further police comments.

Sindel went through the five factors.

1. Substantially increase traffic hazards or congestion: answer was yes.
2. Substantially increase fire hazards: answer was no
3. Adversely affect the character of the neighborhood: answer was no.
4. Adversely affect the general welfare of the community: answer was no
5. Overtax public utilities: answer was no.

Sindel asked for a motion. Mueller made a motion to hold the session open for a future vote pending the applicant's solution for the potential substantial increase in traffic and congestion. Smith seconded the motion. Sindel voted yes. Buechter voted yes. Heikkila voted yes. Hunkins voted yes. Hunt voted no. Tierney vote yes. The motion passed 7-1.

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

## 7. PUBLIC HEARING

[21-PC-04 Douglass 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 explained the process for this CUP which began with the meeting on June 7, 2021 that was open for public comments only. Tonight, we will hear the applicant’s presentation followed by questions from the commission members. Then staff will give their presentation. Scott Mueller has recused himself from this CUP request.

Larry Chapman, manager of SG Collaborative began with how this plan came about in a response to a proposal from the city for the area in February 2020. They have since had three meetings in which they have gotten residents feedback and brought about the concept for this development. They are working through zoning, tax incentives and Architectural Review Board. There seems to be some miss information out what this proposal is. We are referring everyone to our website or contact us for the correct information. Chapman said people want living options for different stages of their lives, also we want people who work in Webster Groves be able to afford to live here. Some of the area is older outdated industrial and does not create a huge economic impact. We believe this will help the Old Webster area continue grow and draw more people. All of the parking will be unground garages which will inter connect and let out onto Kirkham Rd. The work in the creek area will be in conjunction with the U.S. Army Core of Engineers, MSD and the city. Chapman said once completed this will actually lower the flood plain elevation in the area. They will have an area called the Gathering Space by the sculpture garden which is to remain. It could have outdoor seating with a stage, public art, a riverwalk. Slides were provided of the street scape. Chapman said the highest building will be no taller than the office building at 20 Allen Ave. Working with the grade of the land they will be able to get the max number of units which is needed to support this development.

Philip Hulse, Green Street said they recently did the space at Olive & Oak, which shows how a space can bring people together. There will be living amenities such as court yards, movies and restaurants all within walking distance.

Chapman said they are looking at history telling, which will be frames that will engage you as you walk through them with history of the area.

They also spoke of workforce housing, which would be available for a resident whom works in Webster and wants to live in Webster. This would not be a separate building and not advertised as “affordable housing”.

There currently is no stormwater management, with this development they will detain and have specialized systems all underground.

Chapman said this is a long-term investment and they are in it for the long haul.

Buechter asked why some of the numbers in the traffic study do not match. Carrie with T2 Traffic and Transportation explained things change as the project changes and the summary has not been updated to match the tables. He also wanted more explanation about traffic in que at the train tracks.

Smith asked the acreage of the gathering area, Chapman said just under three. Smith asked about the commercial uses; Chapman said a mix of office and restaurants and retail. Smith asked what sort of concerns have the residents expressed in the meetings. Chapman said they have been about traffic, density, noise and parking, he would be happy to share the list. Hunt asked about downsizing the housing and Sindel asked about reducing the density. Chapman said you would need to adjust the project; like taking out public areas, cost to build are divided by the number of units available. We are asking for TIF. Hunt asked about the trees and Chapman said they will work around them it’s a matter of if they will survive. Most of what is in the creek area is honeysuckle and a drainage ditch. Our focus is a natural environment.

Buechter disagreed as he has walked the area and seen wildlife and vegetation.

George Stock, Stock & Associates prepared a flood study for the proposed project. This gives the current conditions and what the proposed project will include.

Heikkila said this has been presented as a place that was 24/7, 365 but what about the current residents that this will affect with noise, traffic and greenspace. Chapman said it’s the same foot print but with buildings. There is not much loss of greenspace, we could place hours for some of the areas. This will increase the economic benefit in taxes and revenue.

Hunkins asked the percentage of rental and ownership, Chapman said that is mostly driven by the market. Possibly 200 condominiums and 500 apartments and about 10% workforce.

Joel Oliver, explained the workforce housing, which could be about 70 rental units. This could not be done with a lower density of units proposed overall.

Hunkins asked the rental prices; Chapman said with the workforce \$900-\$1000 and the regular units depending on size \$1200-\$1400.

The purchase of the condo’s could be \$400 a sq. ft, possible \$600,000.00. The plan would be to start with one condo and one apartment building.

Tierney asked if they have been in contact with the current businesses in the area. Chapman said they have met with the Old Webster taxing district and Trade Association. Their goal is to help all businesses in the area.

Hunt said this development is very urban where as Webster Groves is suburban, all about homeownership, is this a good transition? Chapman said we are not taking away homeownership we are adding to it for people who don't want the maintenance of a home and want the community engagement and amenities. Also, for people whom work here and want to live here.

Perry began staff's presentation with a map of the proposed development and said the preliminary development plan as proposed is consistent with the Comprehensive Plan Map for rezoning of the property. Perry said the Plan Commission is to determine the suitability of the request based on the regulations of the district. This includes number of units, parking etc. When a request is made for a change of zoning to a "PC" Planned Commercial District, the applicant may request uses from the lists of Permitted, Conditional, and Accessory Uses in the "C" and "D" Commercial Districts as allowed uses in the proposed "PC" District. Staff identified several uses that need to be removed as they would not be appropriate for this development. Perry said the proposed plans are preliminary and staff will need more clarification to provide what parking will actually be required for each use. Staff has questions about access, circulation and traffic and the project will need further review by multiple City Departments to determine if the plan will meet the needs of the proposed intensity of development. There has been a lot of discussion about the stream buffer protection and floodplain and what will be required to obtain developmental approval and permits from MSD, DNR Army Corps of Engineers and FEMA. The preliminary Tree Preservation Plan (TPP) has been reviewed by the City Arborist. A set formula of landscaping is required based on several factors integral to the Preliminary Development Plan. The Parks Department has provided additional recommendations and considerations to be addressed. Staff looks at setbacks, intensity of use, height and lighting. The final architectural renderings will need to be reviewed by the Architectural Review Board. Staff does not recommend making the renderings as shown exhibits to the ordinance. As each individual building comes into the City for review, that structure will be required to go before the Architectural Review Board for approval.

Perry said the next meeting is schedule for August 9, 2021

Sindel asked for a motion to hold the public meeting open to August 9, 2021. Smith made a motion. Heikkila seconded the motion. All in favor motion passed 7-0.

**OTHER BUSINESS:** Perry said there was none at this time.

8. **NEXT REGULAR MEETING:** August 9, 2021.

9. **ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Smith made a motion. Hunkins seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 10:22.