

Webster Groves Plan Commission
Meeting Minutes
August 31, 2021

Members Present

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| Jeff Smith | PLANNER |
| Steve Hunkins | Danny Jendusa |
| Zoom members: | DIRECTOR OF PLANNING & DEVELOPMENT |
| Charles Sindel | Mara Perry |
| Annie Tierney | CITY ATTORNEY |
| Christopher Michael | Neil Bruntrager |
| Michael Buechter | COUNCIL LIAISON |
| | Pam Bliss |

Members not present

Toni Hunt
Scott Mueller
Maddy Heikkila

REGULAR SESSION

1. Smith opened the meeting at 6:00 p.m. He explained the process for tonight’s meeting which will be an opportunity for the public to share comments in person and via zoom.

2. **PUBLIC HEARING:**
 - a) [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.

Diane Massey Perry, 1290 Purcell Ave., said was raised in Webster Groves. She was approached by Mr. Chapman in her church about the project. She is insulted, what he is proposing is nowhere near where Douglas School was. She is also upset about the changes in Ivory Crocket Park.

Elizabeth Krekeler, 408 Foote Ave., said Webster Groves is under threat from developers. The proposal may include seven new apartment buildings up to ten stories in height and a hotel bringing in up to three thousand new residents and two thousand new cars. We already have traffic backups along Rock Hill. Residents have spoken but the developers are not listening.

Peter Frane, 51 N. Gore Ave., a resident and business owner said he is not anti-development but has concerns about the density and height. Being in the area daily he sees the traffic build up in the downtown area. He has redone his entire building with his own money therefore he would want a fair price and no eminent domain. Many of the neighboring business are not interested in selling.

Janet Noble, 333 N. Gore Ave., said she is unable to get out of her driveway due to the back up of cars during school hours. She is concerned about the carbon dioxide emission that will be released by the concrete in the construction of the buildings.

David Yates, 477 Oak St., stated that two days ago there was a foot of water at the Baptist Church, it's a flood plain. SG Collaborative is trying to get the TIF pushed through before January 1, 2022 when TIF funds will no longer be allowed in a flood plain in the state of Missouri.

Michael Chekoudijian, 138 W. Cedar, also sent in a letter. The traffic is already a mess due to all the new restaurants. His remaining comments can be read in the list gathered by staff.

Janine Block, Executive Director for the St. Louis Gym Center at 315 W. Pacific Ave. (zoom) a non-for-profit organization within the proposed redevelopment area. They have over sixty employees and serve over a thousand kids a week. It has been noted that our area is blighted, that is not so. We have invested over \$175,000 into our facility. Taking this building would be a serious impact on the community.

Caroline Fran, (zoom) a resident said she is not against the redevelopment but has concerns about the TIF and the flood plain.

Donald Balfour, 46 S. Rock Hill Rd., has concerns about the already heavy traffic in the proposed area. Also, he believes a large population of the citizens are unaware of how this is proceeding and how it will impact them. He would like a way to bring it to them for more input as he believes it would be voted down.

Perry and Jendusa had previously recorded the comments that were received for tonight's meeting. The recording was played. These comments can be read on the Webster Groves website.

Perry also read two emails that came in after the recording was made.

Jackie Schirn, 137 Sylvester Ave. said she went to Shady Creek after a big rain, the water was clear and bubbling. Not a bunch of concrete and full of trash as Larry Chapman had stated. The project needs to be scaled down and be what is best for Webster Groves residents.

Elizabeth James has concerns about the flooding which could only be increased with this project. They are racing to meet the deadline for the TIF funding in a flood plain. She supports

efforts to grow Webster with mixed use, housing affordability but not in this area.

Hunkins commented that the city does all it can to get this information out to the residents and Perry said yes, they put adds in the Webster Kirkwood Times, on the website and have posted signs on the properties.

Smith asked for a motion to keep 21-PC-04 open until the September 13, 2021 meeting. Hunkins made a motion. C. Michael seconded the motion.

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

3. **NEXT REGULAR MEETING:** September 13, 2021.

4. **ADJOURNMENT OF THE EXECUTIVE**

Smith asked for a motion to adjourn. All agreed to adjourn. The meeting adjourned at 7:20.