



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

314.963.5300 | WEBSTERGROVES.ORG

# MEETING AGENDA

## CITY PLAN COMMISSION

CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE

June 5, 2023 7:00 PM

Meetings of the Plan Commission will be available to the public in-person and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at [www.webstergrovesmo.gov/virtualmeetings](http://www.webstergrovesmo.gov/virtualmeetings)

*Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, or in-person at the meeting. Masks are recommended when attending meetings in City Hall.*

**MEMBERS:** Jeff Smith (Chair), Toni Hunt (Vice-Chair), Michael Buechter, Grace Clapper, Maddy Heikkila, Steve Hunkins, Christopher Michael (Secretary), Annie Tierney (Designated Vice-Chair), Kyle Wilson

**COUNCIL LIAISON:** Karen Alexander

**STAFF:** Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Denise Bulejski (Recording Secretary).

### **REGULAR SESSION-**

1. MEETING CALL TO ORDER
2. APPROVAL OF MINUTES: February 6, 2023
3. PUBLIC COMMENT

4. PUBLIC HEARING

- a. **[23-PC-05 Different Dynamics \(45 W. Lockwood Avenue\)](#)**: An application by Different Dynamics 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.

5. PLATS AND SITE PLANS

- a. **[23-PC-06 Brentwood Block 7 Lots 2-5 Resubdivision Plat](#)**:  
A petition by Jacqueline & Joseph Palazzolo, property owners of 818 Holland Avenue, and Karen Alexander, property owner of 826 Holland Avenue, for an Application for a resubdivision to be known as “Brentwood Block 7 Lots 2-5 Resubdivision Plat”. The subject properties encompass approximately 0.79 acres of land. The subject properties are located within the “A4” Seventy-Five Hundred Square Foot Residence District.
- b. **[23-PC-07 Euclid Elms Final Development Plan](#)**: An application by Robert Keeney on behalf of Onder Properties LLC for approval of a Final Development Plan for a property zoned “A4” Seventy Five Hundred Square Foot Residence District with a Planned Environment Unit procedure on an approximately 1.09 acre tract of land located at the following addresses: 15 Euclid Avenue, 23 Euclid Avenue, 131 Euclid Avenue, and 133 Euclid Avenue.

c. ADJOURNMENT OF REGULAR SESSION

**EXECUTIVE SESSION**

VOTES

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- b. **23-PC-06 Brentwood Block 7 Lots 2-5 Resubdivision Plat**: A petition by Jacqueline & Joseph Palazzolo, property owners of 818 Holland Avenue, and Karen Alexander, property owner of 826 Holland Avenue, for an Application for a resubdivision to be known as “Brentwood Block 7 Lots 2-5 Resubdivision Plat”. The subject properties encompass approximately 0.79 acres of land. The subject properties are located within the “A4” Seventy-Five Hundred Square Foot Residence District.
- c. **23-PC-07 Euclid Elms Final Development Plan**: An application by Robert Keeney on behalf of Onder Properties LLC for approval of a Final Development Plan for a property zoned “A4” Seventy Five Hundred Square Foot Residence District with a Planned Environment Unit procedure on an approximately 1.09 acre tract of land located at the following addresses: 15 Euclid Avenue, 23 Euclid Avenue, 131 Euclid Avenue, and 133 Euclid Avenue.

d. OTHER BUSINESS

e. NEXT REGULAR MEETING: July 10, 2023 (Second Monday)

f. ADJOURNMENT

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Plan Commission, please raise your hand on Zoom and/or state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes. Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.

