



City of WEBSTER GROVES

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

314.963.5300 | WEBSTERGROVES.ORG

# MEETING MINUTES

## Webster Groves Plan Commission Meeting Minutes April 4, 2022

**MEMBERS PRESENT:** Jeff Smith, Steve Hunkins,  
Michael Buechter, Annie Tierney, Grace Clapper

**MEMBERS PRESENT VIA ZOOM:** Christopher  
Michael, Maddy Heikkila, Scott Mueller

**MEMBERS NOT PRESENT:** Toni Hunt

**DIRECTOR OF PLANNING & DEVELOPMENT:**  
Mara Perry  
**CITY ATTORNEY:** Peter Bruntrager  
**COUNCIL LIAISON:** Pam Bliss  
**PLANNER:** Barbara Stovall

### REGULAR SESSION

**1. MEETING CALLED TO ORDER:** Smith opened the meeting at 7:00 p.m.

#### **2. ELECTION OF NEW OFFICERS**

Perry said per the by-laws we need to take nominations for a Chair, Vice Chair, Designated Vice Chair and Secretary. Perry explained the process for the nomination.

Smith and Hunt were nominated and seconded for Chair. A vote was taken and Smith approved for Chair.

Hunt was nominated and seconded for Vice Chair. Tierney was nominated and seconded for Designated Vice Chair. C. Michael was nominated and seconded for Secretary. All members for positions were voted for those positions unanimously.

#### **3. APPROVAL OF MINUTES:**

Smith asked for a motion to approve the minutes from the March 7, 2022 meeting. Perry said we

need to amend the minutes to say Peter Bruntrager and not Neil Bruntrager as City Attorney in the minutes. Heikkila made a motion to approve with the amendment. Tierney seconded the motion. Smith, Hunkins and Clapper abstained as they were not present. The motion passed 5 yes. 3 abstain.

#### **4. PUBLIC COMMENTS:**

There were none.

Perry said in the last meeting there was some confusion about the process for responding to comments so she would like to address the pre-zoom process for PC meetings.

Presentation by City staff

Plan Commission asks questions of staff regarding the presentation

Presentation by applicant

Plan Commission asks questions of applicant regarding the presentation

Public Hearing Comments – limited to three (3) minutes for individuals and six (6) minutes for organizations

If able *once all public comments have been heard*, staff responses to public questions if information is available.

Applicant is given time for rebuttal to public comments.

Staff wanted to clarify that we will not be answering every question to public comment directly. Answers will only be provided when readily available and in order to facilitate discussion for voting on items that may be before the Commission for voting that same evening.

#### **5. PUBLIC HEARING:**

**21-PC-11 Euclid Elms:** An application has been submitted by Robert Keeney on behalf of Onder Properties LLC to establish a [Planned Environment Unit \(PEU\) Procedure](#) (section 53.270) within the “A4” Seventy Five Hundred Square Foot Residence District 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.

Perry went through the Public Hearing process that was covered in the March 7, 2022 meeting beginning with staff’s presentation. That included history of the property, zoning analysis and any additional request for information. Next there were questions by the Plan Commission members to staff. Tonight, we will hear from the applicant, the Plan Commission members will ask questions and any public comments. The applicant may respond to any questions. Staff is requesting the hearing remain open to the May 2, 2022 meeting so they may further review any requests or comments.

Perry had requests for further information on the Hawken Place condominiums and Webster Oaks Place in the last meeting. She gave a brief response to those requests. The report identified the Intensity of Use that was approved for both of those developments when they were built.

Bradley Peterson, Architect said he is representing Robert Keeney and Onder Properties. He provided a packet with photos of the existing homes and neighborhood streets and gave the

current lot sizes and setbacks. He provided a site plan for four single family homes that per zoning could be built. He also provided a site plan showing per zoning how they could fit in five single family homes in a traditional cul de sac subdivision. The next plan showed six cluster homes which could be attached or detached.

Peterson went through the five factors that the Plan Commission uses to determine whether the requested use will

1. Substantially increase traffic hazards or congestion, slightly going from four to six units.
2. Substantially increase fire hazards, no
3. Adversely affect the character of the neighborhood, no the dwellings will be similar in scale
4. Adversely affect the general welfare of the community, no there will be new neighbors/families.
5. Overtax public utilities, no with increase from four to six units.

He stated this PEU proposal will accomplish several objectives. Retention of existing trees and open spaces, minimal grading and compatible scale of the dwellings with the existing homes.

Peterson then gave renderings showing how four single family homes or up to six cluster homes would look to scale set on the proposed sites.

Tierney asked if these will be in a HOA? Petersen said that was unknown at this time. Perry said there will be indentures for ground maintenance for common grounds etc. but this not a matter for this zoning proposal process.

Buechter had concerns about parking and Perry said if these are single family homes they only required one (1) parking space behind the front line and if multifamily that changes to one and a half (1.5). The units whether single or multi family are proposed to have at least a two-car garage with street parking available as well as possibly some extra parking areas. The Fire Department as well as Public Works will review all plans when submitted for public and emergency access.

Clapper asked if they are leaning more toward single family smaller homes to maintain the character and Petersen said yes like 2000-2200 sq feet with porches in front to address the street scape.

Perry gave a list of items that may help them determine if there is additional information they want from the applicant or staff. These may be above the zoning code.

- Number of units
- Setbacks
- Platting requirements
  - Lot Consolidation
  - Condominium Plat
- FAR
- Site Coverage & Open space
- Height
- Parking
- Landscaping & Tree Preservation
-

Buechter asked about the PEU and Perry said first you will go through the five factors and vote for approval or not for the PEU and then if approved you will also approve a special set of regulations that we will draft based on all review and comments.

## **PUBLIC COMMENTS**

Connie Evans, 512 Plateau wanted to thank Onder Properties for saving the architectural ornaments from 133 Euclid. Concerns are rainwater runoff, privacy barriers and parking.

Joel Pryor, 220 Lithia, would like to see setbacks put into the PEU for single family homes which would allow for the most continuity.

Mr. Vaughn, 556 Bell Ave., also has concerns about water run-off and would like to see some landscaping.

Perry did have some on-line comments which she will add in the next packet. They include water run-off and retention, tree removal and replacement, buffering, timing for construction and utility installation, rain gardening and parking. Price range of the homes and sidewalk installation.

Perry said they are asking for this public hearing to remain open and staff will continue to take comments and address those comments. Her report will have the factors they need to consider and vote also a draft of regulations to consider.

Smith asked for a motion to hold the public meeting open to May 2, 2022. Hunkins made a motion. Buechter seconded the motion. All in favor motion passed 8-0.

## **6. OTHER BUSINESS:**

Perry said they need to discuss a time for Plan Commission training. They could put on the May or June agenda. The May agenda will have 21-PC-11 and a new public hearing for Accessory Dwelling Units which will be an opening presentation only.

Perry introduced Barbara Stovall the new Planner for the City of Webster Groves and Grace Clapper the new member of the Plan Commission.

## **7. NEXT REGULAR MEETING:** May 2, 2022.

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

Smith asked for a motion to adjourn. Hunkins made a motion. Buechter seconded the motion. All in favor; motion passed 8-0.

The meeting adjourned at 8:46 PM.

