



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
June 5, 2023

MEMBERS PRESENT: Jeff Smith, Toni Hunt, Steve Hunkins, Kyle Wilson

MEMBER PRESENT VIA ZOOM: Michael Buechter, Annie Tierney, Grace Clapper

MEMBERS NOT PRESENT: Maddie Heikkila

DIRECTOR OF PLANNING & DEVELOPMENT: Mara Perry

CITY ATTORNEY: Peter Bruntrager

REGULAR SESSION

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

2. APPROVAL OF MINUTES:

Smith asked for a motion to approve the minutes from the February 6, 2023 meeting. Hunt made a motion to approve. Tierney seconded the motion. The motion passed 8-0.

3. PUBLIC COMMENTS:

There were none.

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.

Perry began with a map of the site and said the applicant is requesting to operate from the existing north building of the Webster Groves Presbyterian Church which is in the “D” Commercial District. This is not a zoning change just looking to add an additional use to the existing zoning. Perry went through the history of the previous CUP’s for the property.

Perry said the Council shall determine whether the requested uses 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.

The applicant intends to hold small group musical making programs for adults with cognitive and developmental disabilities. Serving 6-12 participants at a time. The property currently has 92 off street parking spaces, this CUP request only requires one off street space. The hours of operation will be Monday – Friday 8am-9pm and Saturdays 10am-9pm.

Hunt asked about signage and Perry said yes, they would be able to provide some type of signage either along with the churches or on their own.

Perry said staff recommends approval of the requested CUP as submitted and should the council approve staff would recommend the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in the CUP Ordinance.
2. All activities of the Educational Facility, School for the Arts use shall be located within the existing structure of the subject property.
3. Hours of operation shall be limited to Mondays-Fridays 8 am- 9 pm and Saturdays 10 am- 9 pm.
4. This Conditional Use Permit is personal to the Applicant and shall not run with the land.

Jessica Ingram, founder and director of Different Dynamics said they currently work with many organizations and are very excited to be able to offer this music program within the church.

Smith asked for a motion to close the Public Hearing 23-PC-05. Hunkins made a motion. Hunt seconded the motion. All in favor motion passed 8-0.

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.

Perry said this is not a public hearing if approved it will go to city council for an ordinance. The properties are in the A4 Seventy-Five Hundred Square Foot Residence District. The intent is to demolish the dwelling on 818 Holland then do a boundary adjustment to transfer ownership of 826 Holland to 818 Holland. Then split the lot into two legal lots. This can be done by one process the subdivision plat. This plat will both move the boundary and achieve the lot split.

Buechter asked if there were any easements within the properties, Perry said no.

Perry said staff recommends approval of the proposed subdivision plat titled “Brentwood Block 7 Lots 2-5 Resubdivision Plat”. Should the City Council approve of the subdivision plat, Staff recommends the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance #XXXX.
2. 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 properties.

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.

Perry gave acquisition and demolition history for the four subject properties. On June 21, 2022, the Planned Environment Unit procedure was approved via Ordinance 9186. The Final Development Plan (FDP) as submitted identifies the full development of the land. The code does allow this development to be built in phases. Staff has reviewed the full development with the understanding that any changes to this approved plan will need to come back before the Plan Commission.

The applicant has requested to allow for six (6) single family detached dwelling units within the PEU. Ordinance 9186 establishes a series of dimensional regulations for setbacks and intensity of use. Sec. 53.270 et. seq. establishes a set of parameters for setting building height, setbacks, and buffer areas. However, the Council has provided some flexibility and authority to establish unique dimensional regulations. Perry provided those in a chart.

Ordinance 9186 requires 2 parking spaces per unit. Lots 3-6 have proposed two car garages and a driveway in front that can accommodate as additional two parking spaces. Proposed lots 1-2 have proposed two car garages and a driveway in front that would allow for two parking spaces. However, those spaces would stick out into the shared driveway on lot two. The parking shown as being provided meets the ordinance requirements.

The final development plan proposes only 2 curb cuts. A conceptual Tree Preservation Plan and Landscape Plan has been included and the final will be required as part of the construction permit review process. Staff recommends approval of the requested Final Development Plan.

Buechter asked about total impervious coverage and Perry said all that is required at this time is the footprint of the structures. Their stormwater plan will contain this information.

Hunt asked if these are private streets and Perry said yes, private shared driveways not to be maintained by the city. When they are platted it will show how they are shared and maintained.

Smith asked for a motion to close the 23-PC-07. Hunkins made a motion. Hunt seconded the motion. All in favor motion passed 8-0.

6. ADJOURNMENT OF REGULAR SESSION

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

EXECUTIVE SESSION:

VOTES:

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.

Hunt thought this was a good use. Buechter agreed and said this was keeping with their mission.

They went through the five factors for approval.

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

Smith asked for a motion to approve. Hunt made a motion to approve. Buechter seconded the motion. All in favor motion passed 8-0.

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.

There were no comments.

Smith asked for a motion to approve. Hunkins made a motion to approve. Hunt seconded the motion. All in favor motion passed 8-0.

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.

There were no comments.

Smith asked for a motion to approve. Hunt made a motion to approve. Tierney seconded the motion. All in favor motion passed 8-0.

7. OTHER BUSINESS: Perry said nothing has been turned in for next month so the July Meeting will be canceled.

8. NEXT REGULAR MEETING: July 10, 2023 (canceled).

9. ADJOURNMENT OF THE EXECUTIVE

Smith asked for a motion to adjourn. Hunt made a motion. Wilson seconded the motion. All in favor the motion passed 8-0.

The meeting adjourned at 7:45 P.M.
