



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 6, 2022**

MEMBERS PRESENT: Steve Hunkins, Maddy Heikkila, Toni Hunt, Grace Clapper

MEMBERS PRESENT VIA ZOOM: Michael Buechter, Annie Tierney, Christopher Michael

MEMBERS NOT PRESENT: Jeff Smith, Scott Mueller

DIRECTOR OF PLANNING & DEVELOPMENT: Mara Perry

CITY ATTORNEY: Peter Bruntrager

COUNCIL LIAISON: Karen Alexander

REGULAR SESSION

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

2. APPROVAL OF MINUTES:

Hunt asked for a motion to approve the minutes from the May 2, 2022 meeting. Heikkila made a motion to approve. Clapper seconded the motion. The motion passed 7-0.

3. PUBLIC COMMENTS:

There were none.

4. PUBLIC HEARING:

There was no public hearing.

5. PLATS AND SITE PLANS

- a) [22-PC-02 Nerinx Hall STEM Addition \(530 E. Lockwood Avenue\)](#): An application by Christner Architects on behalf of Nerinx Hall for an 8,100 Square Foot STEM addition in compliance with the “EC-2” Educational Campus Zoning District Regulations on an approximately 11.04 Acre Tract of land located at 530 E. Lockwood Avenue

Perry said this approval request is for a Site Development plan for an 8,100 sq. foot addition for four (4) classrooms and additional restrooms. The property is located in the EC-2 Educational Campus District and does not require a public hearing as it meets all regulations of the code. Perry went through the history of the property which was built in 1924. Staff comments included the following.

Uses

Classrooms and restrooms.

Parking

Parking is based on square footage of areas to include admin areas, classrooms, theaters etc. There is currently a total of 343 spaces which meets the code for parking requirements for this request.

Dimensional Regulations

This request meets all required regulations which includes the height, setbacks, lot area and lot coverage.

Access and circulation

There are no proposed changes.

Tree Preservation and Landscaping

A plan will be required prior to the issuance of the building permit.

Architectural Review

The ARB board has reviewed and approved pending site development approval.

Perry said the plans were submitted to the Building Commissioner, Parks Department, Police and Fire as well as the Public Works Department for further comments and there were none at this time. Staff recommends approval of the Site Development Plan.

6. ADJOURNMENT OF REGULAR SESSION

Hunt asked for a motion to adjourn the regular session. C. Michael made a motion. Tierney seconded the motion. All in favor the motion passed 7-0.

EXECUTIVE SESSION:

VOTES:

- a) **22-PC-02 Nerinx Hall STEM Addition (530 E. Lockwood Avenue)**: An application by Christner Architects on behalf of Nerinx Hall for an 8,100 Square Foot STEM addition in compliance with the “EC-2” Educational Campus Zoning District Regulations on an approximately 11.04 Acre Tract of land located at 530 E. Lockwood Avenue

There were no additional comments.

Hunt asked for a motion to approve 22-PC-02. Hunkins made a motion. C. Michael seconded the motion. All in favor 22-PC-02 passed 7-0.

7. OTHER BUSINESS: Plan Commission Training

Perry said she had sent all members of the Plan Commission a copy of the slides for their review before the meeting.

Her training presentation included the following agenda.

Plan Commission Establishment
Comprehensive Plan – Development Foundation Plan
Zoning - Special Procedures
Platting – Development Regulations
Role of the Plan Commission
Role of Staff

Peter Bruntrager, City Attorney also gave a presentation for the legal issues

Sunshine Law
Public Hearing requirements
Social Media

7. NEXT REGULAR MEETING: July 11, 2022.

8. ADJOURNMENT OF THE EXECUTIVE

Hunt asked for a motion to adjourn. Heikkila made a motion. M. Buechter seconded the motion. All in favor; motion passed 7-0.

The meeting adjourned at 8:49 PM.

