



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
July 11, 2022**

MEMBERS PRESENT VIA ZOOM: Jeff Smith, Toni Hunt, Steve Hunkins Grace Clapper, Michael Buechter, Annie Tierney, Christopher Michael, Maddy Heikkila, Scott Mueller.

DIRECTOR OF PLANNING & DEVELOPMENT: Mara Perry
CITY ATTORNEY: Peter Bruntrager
COUNCIL LIAISON: Karen Alexander (not present)

REGULAR SESSION

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

2. APPROVAL OF MINUTES:

Smith asked for a motion to approve the minutes from the June 6, 2022 meeting. Hunt made a motion. Buechter seconded the motion. Smith abstained from the vote due to absence. The motion passed 8-0.

3. PUBLIC COMMENTS:

There were none.

4. PUBLIC HEARING:

There was no public hearing.

5. PLATS AND SITE PLANS

- a. **22-PC-03 Tuxedo Park Resubdivision of Lots 5, 6, 7, and 8 in Block 16 Subdivision Plat (820 and 828 Marshall Avenue):** An application by Blue Properties, LLC (Tim Dolan) and Joshua Hill and Elizabeth Goodbrake to subdivide 820 and 828 Marshall Avenue, a 0.631 acre tract of land in the “A4” Seventy-Five Hundred Square Foot Residence District.

Perry said Blue Properties, LLC (Tim Dolan), property owner of 820 Marshall Avenue and Joshua Hill and Elizabeth Goodbrake, property owners of 828 Marshall Avenue, have submitted an application for a subdivision to be known as “Tuxedo Park ReSubdivision of Lots 5, 6, 7, and 8 in Block 16”.

The subject properties encompass approximately 0.631 acres of land located at 820 and 828 Marshall Avenue. The subject properties are located within the “A4” Seventy-five Hundred Square Foot Residence District. The applicants had proposed a boundary adjustment to transfer ownership of a 2,750 square foot area of land from 828 Marshall Avenue to the property at 820 Marshall Avenue. The land is located to the east of the existing shared boundary line between the properties. Once that adjustment was made, the owner of 820 Marshall wanted to split their lot into two legal lots per the “A4” Seventy-five Hundred Square Foot Residence District regulations. Staff determined that the best way to address both the consolidation plat and lot split plat would be through a subdivision plat. This would require only one document to be recorded rather than two.

Staff recommends approval of the proposed subdivision plat titled “Tuxedo Park ReSubdivision of Lots 5, 6, 7, and 8 in Block 16”. 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.

6. ADJOURNMENT OF REGULAR SESSION

Smith asked for a motion to adjourn the regular session. Heikkila made a motion to close the regular session. C. Michael seconded the motion. All in favor the motion passed 9-0.

EXECUTIVE SESSION:

VOTES:

22-PC-03 Tuxedo Park Resubdivision of Lots 5, 6, 7, and 8 in Block 16 Subdivision Plat (820 and 828 Marshall Avenue): An application by Blue Properties, LLC (Tim Dolan) and Joshua Hill and Elizabeth Goodbrake to subdivide 820 and 828 Marshall Avenue, a 0.631 acre tract of land in the “A4” Seventy-Five Hundred Square Foot Residence District.

There were no additional comments.

Smith asked for a motion to approve 22-PC-03. Hunt made a motion. Buechter seconded the motion. All in favor 22-PC-03 passed 9-0.

7. OTHER BUSINESS: Perry said they currently have nothing on the schedule for August so there may be no meeting.

8. NEXT REGULAR MEETING: September 12, 2022.

9. ADJOURNMENT OF THE EXECUTIVE

Smith asked for a motion to adjourn. Hunt made a motion. Heikkila seconded the motion. All in favor; motion passed 9-0.

The meeting adjourned at 7:14 PM.