The City of Olivette Planning and Community Design Commission (Commission) met on January 16, 2020, at 7:00 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Rob Jurgiel presiding as Acting Chair called the meeting to order. Commission Member Carol Waggoner served as Secretary.

1. **ROLL CALL:**
   On roll call, the following members were present: Brad Abel, Rob Jurgiel, Bryan Lewis, Jodie Rich, Michael Saunders, and Carol Waggoner.
   Also in attendance were: Mayor Missy Waldman and Director of Planning and Community Development Carlos Trejo.
   A quorum being presented, Mr. Jurgiel declared the meeting in session for the transaction of business.

2. **PUBLIC COMMENTS:**
   There were no public comments.

3. **REVIEW OF COMMISSION PROCEDURES:**

4. **OLD BUSINESS:**
   A. **9514 Olive Boulevard**
   Mr. Trejo noted a discussion with representatives of the Petitioner for rezoning of the property to City Center.
   No action was taken on this item.
   Cary Eskew 36 Tower Hill Court, noted concerns regarding the project at the old City Hall redevelopment and would like to have a meeting with staff.

   B. **9398 Olive Boulevard, Firestone**
   Mr. Trejo noted this item was discussed at the January 16, 2020, meeting. He noted the redevelopment of the service station lot at 9398 Olive Boulevard to build a Firestone. He noted that both adjoining property owners, Mr. Suden at 9390 Olive Boulevard, and Mr. Cunningham at 950 Dielman Road, had reach out to discuss the project. Mr. Suden requested that a screen wall be placed along the eastern lot line and Mr. Cunningham had requested that the screen wall height along the south property line be increased to 8-feet.
   Matt Fogarty, Premier Design Group, Petitioner, discussed the plans with the Commission. He noted the excess right-of-way improvements, sidewalk along the building, stormwater detention, and design of the building.
   Bob Gage, GBT Realty Corporation, 9010 Overlook Boulevard, Tennessee, discussed the design of the building with the Commission.
   Adam Glosier, Scout Realty Group, discussed the petition.
   George Buford, current owner of the property, discussed the petition. He noted about the shrubby and landscaping along the east property line.
Discussion ensued over the screen walls. Regarding the increased height of the screen wall along the south property line, Mr. Fogarty noted that given the location, and the topography, there is no need for the excess height of the screen wall. As for the request at 9390 Olive Boulevard, following discussion regarding building access, maintenance, and security, the Commission did not make a motion to include.

Mr. Saunders motioned to recommend the continued Special Permit use authorization to permit an automotive repair and maintenance facility at the site grounds addressed as 9398 Olive Boulevard subject to the conditions noted below. Motion seconded by Ms. Waggoner.

1. Elevation revision to the north elevation to coordinate with Planning Department.
2. Continued coordination and approval with the City for the excess right-of-way along Olive Boulevard, and final approval of a right-of-way vacation plat for excess right-of-way and consolidation plat for acquisition of excess right-of-way.
   (Under this recommended motion, no action will be taken on the Vacation and Consolidation plats.)

3. Continued coordination and participation in removing the current fountain structure in the Dielman right-of-way, and preparing and installing a new focal feature and landscape improvements in conjunction with the City of Olivette and Olivette-In-Bloom.

4. Compliance with the petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review for redevelopment of the site with a 6,262 square foot facility including 7-service bays as presented before the Commission on February 6, 2020 and subject to the conditions noted in the Staff Memorandum dated February 6, 2020.

5. Screen walls:
   a. In response to the request of the property owner at 950 Dielman Road, the Commission does not require that the screen wall along the south side of the property be increased from 6-feet to 8-feet.
   b. Commission concludes that the landscaping along the east property line, adjacent to the existing office structure addressed as 9390 Olive Boulevard as illustrated does not need to exceed the Code standards under Section 428.540.C.

6. Commission does authorize a variation to permit exterior light poles a height not to exceed 18-feet, including base, pole and fixture. This is 3-feet higher than the permitted height noted under Chapter 428, Article VI Exterior Lighting.

7. The sidewalk area in front of the entrance doors, located on the southwest corner of the south building elevation, to work with staff.

8. Commission authorize deviations to the Streetscape as illustrated, allowing for the sidewalk placement away from the Olive Boulevard curb, and authorize staff to continue administrative review and approval.

9. All landscaping shall be in compliance with Chapter 428, Article V Landscaping.
10. Work with staff to determine the feasibility of keeping any of the Birch Trees or Maple Tree located along the south side of the property.
11. All exterior lighting shall be in compliance with Chapter 428, Article VI Exterior Lighting.
12. Cross access easement shall be reviewed in conjunction with the City Attorney and all instruments be recorded with the St. Louis County Recorder of Deeds.

5. **DISCUSSION ITEMS:**
   A. City of Olivette Comprehensive Plan
      This item has been deferred.

   B. Residential Stormwater Management
      Mr. Trejo discussed impacts of stormwater with the Commission.
6. **OTHER BUSINESS:**
   A. **Meeting Minutes**
      No meeting minutes were distributed for this meeting.
   
   B. **Reports**
      Mr. Trejo provided updates on planning and development activities.
      Mayor Waldman noted activities of the City Council.

7. **ADJOURNMENT:**
   A. Acting Chairman Jurgiel asked if there were any further questions or comments. Being no further question or comments, the meeting was adjourned at 8:45 PM.

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Secretary Carol Waggoner

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Acting Chair Rob Jurgiel

Adopted: 2020 xx-xx