

**CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
JULY 18, 2019 8PM**

Date Approved: (DRAFT)

The City of Olivette Planning and Community Design Commission (Commission) met on July 18, 2019, at 8:21 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Sanford Goldman presiding as 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, Sanford Goldman, Rob Jurgiel, Bryan Lewis, Jodie Rich, Michael Saunders, and Carol Waggoner.

Also in attendance were: City Council Mayor Missy Waldman, Director of Planning and Community Development Carlos Trejo, and Planner/GIS Coordinator Jonathan Roper.

A quorum being presented, Mr. Goldman declared the meeting in session for the transaction of business.

2. PUBLIC COMMENTS:

There were no public comments.

3. OLD BUSINESS:

A. Gateway I-170 Development

Mr. Trejo the strategic plan, ULI Taps report, catalyst strategic in 2017, and MU District, intent and purpose and review procedures.

Mr. Greg Yawitz, Developer and Petitioner, noted 8-ft barrier wall, the intended uses of the develop, public spaces, landscaping, parking, and utility relocation.

Commission discussion ensued over the development.

Mr. Mark Minton, 115 Stoneleigh Towers Street, spoke before the Commission. Mr. Minton objected to the increase in density. Noted the documents on the website. Noted needs for tranquility. Mr. Minton read comments prepared by Archana and Ryan Calfee, 139 Stoneleigh Towers Street, who were not present at the meeting. The letter read by Mr. Minton noted the dismay with the multi-story buildings. Described the lack of transparency from the City. Noted to walk to Stoneleigh Towers and look at the impact. Noted traffic, security, buffering, light, and pollution.

Mr. Blair Halpern, 130 Collingwood Drive, spoke before the Commission. Mr. Halpern noted the impact of this development with future impacts on other vacancies along Olive Boulevard, noted the Shoppes at Price crossing is an amenity. Noted the risk of living close to commercial property. Noted growth across the region vs what happens in Olivette.

Mr. Morton Bertish, 8829 Chisholm Court, spoke before the Commission. Mr. Bertish inquired the placement of the multi-level buildings. Can the buildings be moved closer towards Olive Boulevard and the interchange.

Mr. Scott Smith, 193 Stoneleigh Towers Street, spoke before the Commission. Mr. Smith presented several objections to the development, especially the multi-story building placement and heights. Noted the building and improvement placements, such as the Ameren electric lines and the wall adjacent.

Mr. Mark Lamar, 61 Stoneleigh Towers Street, spoke before the Commission. Mr. Lamar read a letter prepared by Alan Zajarias, 155 Stoneleigh Towers Street, noting the amount of changes of the development proposal. Noted moved into the area for the tight knit community.

Mr. Lou Brock Jr, 9716 Old Bonhomme Road, spoke before the Commission. Mr. Brock noted the kind character of Mr. Yawitz.

Mr. David Palatnik, 26 Forsythia Lane, spoke before the Commission. Mr. Palatnik noted moved to Olivette a few years ago. Looking for more restaurants and hangout spots. Noted leaving the community to satisfy restaurant and hangout needs.

Mr. David Rice, 9724 Mansfield Drive, spoke before the Commission. Mr. Rice noted the light plan and light pollution plan, with the foot-candle and illuminance is outstanding.

Mr. Tim Hellmann, 800 N Price Road, spoke before the Commission. Mr. Hellmann noted concerns for N Price Road traffic and the able to cross. Noted concern for the multi-story building height.

Mr. Aaron Vickar, 1 Stoneleigh Towers Street, spoke before the Commission. Mr. Vickar noted to respect and uphold the established rules.

Ms. Sharon Rosenberg, 160 Stoneleigh Towers Street, spoke before the Commission. Ms. Rosenberg noted she attended the 6:30pm PCDC work session with Olivette City attorney Martin. She noted the frustration with the letter from the City Council to the Stoneleigh Towers Subdivision. She noted the letter coming from Council was paid for by taxpayer money. She noted problems to be addressed. Noted Section in Chapter 428.440 and Section 400.2170. She noted traffic issues with the plan and needs to be resolved. She noted last traffic study for the Gateway proposal was conducted in 2017, and questioned the traffic plan.

Mr. John Cross, 130 Stoneleigh Towers Street, spoke before the Commission. Mr. Cross noted the Olivette newsletter was used to push information regarding Council elections for current council members. Noted taxpayers dollars to do so. Noted he was told to go back to where he came.

Ms. Dafna Revah, 26 Forsythia Lane, spoke before the Commission. Ms. Revah noted would like to shop in Olivette and enjoys the Shoppes at Price Crossing.

Mr. Gordon Spring, 171 Stoneleigh Towers Street, spoke before the Commission. Mr. Spring noted new resident to Olivette. Urges for the. Objected to the office space. Noted for Commission to stick with the strategic plan and not to deter for greater heights.

Mr. Mark Biernacki, 31 Kentom Drive, spoke before the Commission. Mr. Biernacki noted no additional load on school district as no residential is proposed. Noted walkable environment. Would enjoy hotel use and grocery use.

Mr. Burt Mayfield, 101 Stoneleigh Towers Street, spoke before the Commission. Mr. Mayfield noted the growth of the development from a 1-story grocery and retail to 5-story building and other multi-story uses. Noted 1,500 parking spaces proposed and heavy traffic already exists on Olive Boulevard. Noted to reduce the parking stalls by 1/3. Noted the traffic on N Price Road may go south.

Ms. Mary Jane Ladd, 107 Stoneleigh Towers Street, spoke before the Commission. Ms. Ladd noted the growth of the project from no hotel to 5-story hotel with office buildings. She inquired for the latest traffic analysis with the hotel and offices.

Chris Osborn, 15 Bon Hills Drive, spoke before the Commission. Mr. Osborn encouraged the Commission to hear and listen to the residents and the concerns.

Mr. Yawitz noted the plan not to shed light onto adjoining residential properties and that a lighting plan will confirm light spillover rates.

He noted the height of light poles shown in plan to be 25-ft (not including base) and will seek variation from the code regulations of 16-ft.

Noted the 8-ft solid surface wall between the development and residential properties, that would help act as a sound barrier.

Will work with Olivette police, fire, and MODOT on traffic.

- B. Text Amendment: 'CC' City Center Zoning District**
This item has been deferred.

4. OTHER BUSINESS:

C. Reports

Mr. Trejo provided updates on planning and development activities.

Mayor Waldman noted activities of the City Council.

B. Discussion Items

This item has been deferred.

5. ADJOURNMENT:

- A.** Chairman Goldman asked if there were any further questions or comments. Being no further question or comments, the meeting was adjourned at 10:06 PM

Secretary Carol Waggoner

Chair Sanford Goldman

Adopted: 2019 xx-xx