



**CITY PLAN COMMISSION**  
**CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE**  
**Monday – January 7, 2019 – 7:00 PM**

**NOTE THE TIME**

**MEMBERS:** Charles Sindel (Chair), Jeff Smith (Vice-Chair), Adam Field, Brandon Harp, Steve Hunkins, Christopher Michael, Scott Mueller, Annie Tierney, Anne Tolan (Secretary). **COUNCIL LIAISON:** Matt Armstrong. **STAFF:** Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Danny Jendusa (Planner), Denise Bulejski (Recording Secretary).

**REGULAR SESSION**

1. MEETING CALL TO ORDER
2. [APPROVAL OF MINUTES](#): December 10, 2018 meeting
3. PUBLIC COMMENT
4. PUBLIC HEARING
  - a) **18-PC-17 Rolling Ridge**: An application by McMillian Development LLC for a Change of Zoning from “D” Commercial to “PC” Planned Commercial and to consider a Preliminary Development Plan utilizing existing structures and a proposed new multiple family residential building on an approximately 1.59 acre tract of land located at 60 N. Gore Avenue; 60 A N. Gore Avenue and 75 Marshall Place.  
***APPLICANT HAS REQUESTED TO CONTINUE HEARING TO FEBRUARY 4, 2019 MEETING***
  - b) **18-PC-19 Zoning Code Text Amendment – Group Residential Facilities**: Proposed amendments include changes and additions to Sections 53.020, 53.046, 53.056, 53.066, 53.076, 53.100, 53.116, 53.145, 53.156 and 53.159 of the Zoning Ordinance in order to create regulations for group residential facilities in all districts.
5. PLATS AND SITE PLANS
  - a) **19-PC-01 Regions Bank (23 W Lockwood and 16 W Moody)**: An application by Brandon Harp, P.E., Civil Engineering Design Consultants on behalf of DCM Management Group for approval of a Final Development Plan for a 0.79 acres tract of land zoned “PC” Planned Commercial District located at 23 W. Lockwood Avenue and 16 W. Moody Avenue.

- b) **19-PC-02 Webster Groves, Part of Lots 3, 4, and 5 of Original Lot 51 Subdivision Plat:** An application by Vance Engineering, Inc. on behalf of Pentrex Development Corporation to subdivide a 1.31 acre tract of land zoned "A3" Ten Thousand Square Foot Residence District located at 139 and 155 Parsons Avenue.

6. ADJOURNMENT OF REGULAR SESSION

**EXECUTIVE SESSION**

7. VOTES

- a) **18-PC-19 Zoning Code Text Amendment – Group Residential Facilities:** Proposed amendments include changes and additions to Sections 53.020, 53.046, 53.056, 53.066, 53.076, 53.100, 53.116, 53.145, 53.156 and 53.159 of the Zoning Ordinance in order to create regulations for group residential facilities in all districts.
- b) **19-PC-01 Regions Bank (23 W Lockwood and 16 W Moody):** An application by Brandon Harp, P.E., Civil Engineering Design Consultants on behalf of DCM Management Group for approval of a Final Development Plan for a 0.79 acres tract of land zoned "PC" Planned Commercial District located at 23 W. Lockwood Avenue and 16 W. Moody Avenue.
- c) **19-PC-02 Webster Groves, Part of Lots 3, 4, and 5 of Original Lot 51 Subdivision Plat:** An application by Vance Engineering, Inc. on behalf of Pentrex Development Corporation to subdivide a 1.31 acre tract of land zoned "A3" Ten Thousand Square Foot Residence District located at 139 and 155 Parsons Avenue.

8. OTHER BUSINESS –

9. NEXT REGULAR MEETING: February 4, 2019

10. ADJOURNMENT OF EXECUTIVE SESSION

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Plan Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes. Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.