

PLANNING COMMISSION MINUTES
Wednesday March 11, 2020
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, Reed, S. Kelly, Whitford

Excused: J. Kelly, Palmer

Also Present: Ryan Smith of Gemini Capital Mngt., Dawn Barton, Rodolfo Diaz Pons, Peggy Diaz Pons, Mark Thompson

The Pledge of Allegiance was led by Chairman Doepker.

Motion made by Reed, supported by D. Kelley to approve the minutes of the January 8, 2020 meeting. All Ayes. Motion carried.

New Business:

Open Public Hearing – Rezoning Property in vicinity of 701 Michigan Avenue from R-2 One and Two Family Residential to R-3 Multi-Family Residential at 5:32 pm

City Manager Giles identified the property to be considered for rezoning and provided some background.

Public Comments:

Dawn Barton – Why is this property being considered for rezoning?

Answer – Provides flexibility for development and is consistent with City Master Plan. R-3 would allow residential development from single family up to quad family and multifamily residential.

Mark Thompson – Would a potential housing project be similar to the Senior Complex opposite City Hall? Would taxes be affected?

Answer – There is no reason to anticipate that type of construction at this time, however, any use compliance with R-3 zoning would be allowed subject to site plan review. Current property was a commercial use while in an R-2 zoning. Rezoning of nearby property to R-3 classification is not expected to affect assessed values of other properties in the area.

Dawn Barton – Concerns with increase in traffic, lawns being eliminated, possible Mall, widening of Whitney Place pavement, increase in density.

Answer- No off-site lawn areas are planned to be reduced, no widening of Whitney Street is expected, there will be no Mall, it is not anticipated that there will be a significant increase in residential density, and any

traffic increase is expected to be accommodated by existing transportation facilities.

Tom Reed – Did taxes go up around DeShano’s projects?

Answer – We are not aware of this happening. Will need to review with the Assessor.

Rodolfo Diaz Pons – County GIS shows current Tachos property extends along Whitney Place and the alley? Will this rezoning have any impact on the Church?

Answer- The Tacho’s parcel does have frontage along to Whitney Place and the adjacent alleyway. We do not anticipate any impact on the Church due to this rezoning. The Church will maintain its “legal nonconforming” status and remain unaffected by the proposed adjacent re-zoning

Mark Thompson – This property cannot be reused as a restaurant after the rezoning takes place?

Answer- Before the property could be used as a restaurant, it would need rezoning approval to a C-2 (General Business) district.

Giles – This property has not been used in at least 4-5 years. Without the facility being occupied and used regularly, it may continue to deteriorate. The vacant portion of this tract of land may have always been unused. There is some interest in developing this area as mixed residential. The City staff sees this rezoning to R-3 as a beneficial change.

Close Public Hearing at 5:50 pm.

Motion made by D. Kelley, supported by Whitford to rezone the property located in the area of 701 Michigan Ave. from R-2 One and Two Family Residential to R-3 Multi-Family Residential. All ayes. Motion carried.

Other Business:

No other business was presented.

Giles informed Commissioners that Amanda Kelly resigned from the Planning Commission due to other commitments. Commissioners will miss her input and were asked to seek out other interested residents to fill this current vacancy.

Motion made by Reed, supported by D Kelley to adjourn at 6:02 P.M. Motion carried.

Dori Foster
Recording Secretary