

Webster Groves Plan Commission
Meeting Minutes
February 4, 2019

Members Present	Charles Sindel	PLANNER
	Jeff Smith	Danny Jendusa
	Brandon Harp	DIRECTOR OF PLANNING & DEVELOPMENT
	Steve Hunkins	Mara Perry
	Annie Tierney	CITY ATTORNEY
	Anne Tolan	Neil Bruntrager
	Christopher Michael	COUNCIL LIASON
	Adam Field	(Matt Armstrong- not in attendance)
Members not Present	Scott Mueller	

Also attended meeting: Pam Bliss (Council Member) David Franklin (Council Member)

REGULAR SESSION

1. Sindel opened the meeting at 7:00 p.m.
2. **APPROVAL OF MINUTES:**
Sindel asked for a motion to approve the minutes. Smith made a motion to approve. Michael seconded the motion. The motion passed 8-0.
3. **PUBLIC COMMENTS:**
There was none.
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 APRIL 1, 2019 MEETING
 - b) **19-PC-03 110 W Lockwood Ave (Verizon Wireless Disguised Structure)** An application by Verizon Wireless for a Conditional Use Permit to install a new light pole and small cell antenna as an accessory utility use at 110 W Lockwood Avenue.

Jendusa began with slides of the proposed location of the new support structure for the small cell antenna. It is in the rear parking lot of the U.S. Bank building within the "D" Commercial District also the Old Webster Historic District. The small cell antenna will be mounted on a thirty-five (35) foot disguised support structure, which is designed to match the existing light poles at the site. The property is mixed use and this does conform to the Comprehensive Plan.

Jendusa went through the five factors for determination as to whether this proposal will

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the community.
5. Overtax public utilities.

Jendusa went through the uses, setbacks, height and design. The Public Works Department has requested that the applicant shall restore all grounds disturbed to city standards.

Harp asked if this is a light and Jendusa said yes.

Smith asked whom would maintain the light. Perry said the bank, which is the property owner.

Jendusa said staff recommends approval of the request and should the City Council approve the Conditional Use Permit staff recommends the following conditions.

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance #XXXX.
2. The disguised support structure shall be constructed to appear similar in design to existing light poles at the subject property.
3. The structure shall adhere to the following minimum setbacks:
 - a. Fifteen (15)-ft from the east property line
 - b. Sixty-four (64)-ft from the south property line
4. The height of the light fixtures on the disguised support structure shall not exceed the height of the existing light fixtures on the nearest adjacent light pole at the subject property or thirty (30) feet above grade, whichever is greater.
5. The height of the antenna shall not exceed thirty-five (35) feet above grade.
6. The height of the radio equipment shall not be lower than 12'-6" feet above grade.
7. All wiring connected to the light sources, antenna, and radio equipment should be buried underground or ground mounted. No overhead wiring shall connect the structure to a power source.
8. The structure shall require an Excavation Permit prior to installation and all disturbed areas shall be restored to City standards per the Department of Public Works.
9. This conditional use permit is personal to the owner and shall not run with the land.

Ashley Wessel, on behalf of Verizon, said the small cell location is a way for Verizon to add capacity in needed areas to help enhance cellular service. They chose this location due to the existing lights and the Ameren easement already in place. She has not had a chance to discuss the changes in height the city is requesting with the engineer.

Sindel asked for a motion to close 19-PC-03. Smith made a motion. Tolan seconded the motion. All in favor the motion passed 8-0.

c) 19-PC-04 Zoning Code Text Amendment – Home Occupations: Proposed amendments include changes to Definitions in Section 53.020 and the Use Charts in Sections 53.100 and 53.159 of the Zoning Ordinance; and adding a new section 53.206 in order to clarify and update regulations for home occupations.

Perry said they are bringing this forward for review and would like to keep the hearing open for further comments. The current code prohibits or limits many new ideas for home businesses. Many residents are unaware that they might need a business license therefore many do not apply. She read the definition of home business and said that many times Staff has to interpret many new types of uses. Many businesses start as a home office but eventually need to relocate to a commercial spot in order to accommodate employees, stock and customer activity. Staff has looked to other communities to see how they address these issues. Some of the most common complaints from neighbors come from auto repair, construction, kennels and landscape businesses.

Types to consider are

- *office in house
- *home crafts
- *in home sales/service
- *home base business with employees

Some performance standards for consideration are

- *size of business in relation to size of house
- *number of home occupations in one house
- *number of employees
- *parking, traffic generation
- *signage
- *exterior appearance
- *outdoor storage/ outdoor business practices

Perry said the packet includes information from the American Planning Association in regards to these changes. Staff would like to hold this hearing open and continue to collect information and come back to the March or April meeting.

Sindel asked at what point is a license required. Perry said there is a check box on the occupancy permit they can check if they know they are going to have a home based business.

Michael asked the price and Perry said it is based on the businesses revenue.

Harp said hours of operation should be a consideration.

Tolan said regulating square footage is far too much regulation.

Perry said at what point it affects a residential neighbor with traffic, parking and noise are some of the considerations they are looking to review.

Yael Shomroni, 934 Greeley said she was making pottery in her home to sell at various shows. She had no students but did open once a year to have a studio sale. Her friend told her to get a license and after applying, she received a notice of that she could no longer do her sale.

Linda Helton, 201 Elm Valley said that economics sometime play a factor in home businesses. Music teachers and day cares can have customers drop off and pick up. She has a sewing business in her home and is unable to have her customers drop off their items. Also keeping her thread and materials is considered stock in trade. Many of the business are choosing to forgo the license, which in turn is a loss of revenue for the city. She hopes to see some changes. She submitted a list of ideas for the members to review.

Sindel asked for a motion to hold 19-PC-04 open to the March 4, 2019 meeting. Smith made a motion. Tierney seconded the motion. All in favor the motion passed 8-0.

5. ADJOURNMENT OF REGULAR SESSION

Sindel asked for a motion to close the regular session. Smith made a motion. Michael seconded the motion. All in favor the motion passed 8-0.

EXECUTIVE SESSION:

6. VOTES:

- a) 19-PC-03 110 W Lockwood Ave (Verizon Wireless Disguised Structure)** An application by Verizon Wireless for a Conditional Use Permit to install a new light pole and small cell antenna as an accessory utility use at 110 W Lockwood Avenue.

Harp said the electric feeds should be underground and he was ok with 37.9 foot proposed height if that is what the engineer thinks is most beneficial. Hunkins asked why the staff recommended change was made so late in the proposal, Perry said the first drawings were not accurate and they did not provide new drawings until the day before packets. Perry said many towers start out at a "stealth" or "disguised" look and want changes later and end up adding on to make them taller. Perry said this is in a Historic district and they asked them to lower it 2 feet 9 inches from what was proposed. Tolán said she was ok with staff's recommendations. Sindel

went through the five factors for review. Sindel asked if they came back and said they absolutely need the extra height before it goes to City Council and Perry said yes we could present that to the council.

Sindel asked for a motion to approve with staff's recommendations. Smith made a motion. Michael seconded the motion. All in favor the motion passed 8-0.

7. **OTHER BUSINESS:** Perry said they may have three public hearings for the next meeting. She gave an update on the former YMCA property. Any thoughts for the home based business please send them to staff.

8. **NEXT REGULAR MEETING:** March 4, 2019.

9. **ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Smith made a motion. Tolan seconded the motion. All in favor motion passed 8-0. The meeting adjourned at 8:15.