

**Crossroads Special Business District Advisory Commission**  
**MEETING MINUTES**  
**APPROVED**

MEETING DATE: Tuesday, April 12, 2018  
 LOCATION: City Hall  
 CALLED TO ORDER: 8:03 AM  
 MEETING ADJOURNED: 9:05 AM  
 NEXT MEETING: Thursday, May 10, 2018

NAME	PRESENT	ABSENT
Bob Springer, Chair	X	
Heidi Butts-Wiegand		X
Christi Johanningmeyer		X
Joshua Tonnies	X	
Kelly Ruesing	X	
Alison Kinderfather	X	
Vacancy		
Bud Bellomo, Council Liaison	X	
Mara Perry, Staff Liaison	X	

Also in attendance:  
 Chris Westmeyer – Digital Strike  
 Fran Sudekum – Administrative Support

**APPROVAL OF MINUTES**

Motion to approve the March minutes was made by Alison Kinderfather, seconded by Joshua Tonnies and unanimously approved.

**VISITOR COMMENTS**

Chris Westmeyer (Digital Strike) is in the process of renovating the property adjacent to his which he recently acquired; he is expanding his existing facilities to encompass both locations. As part of the renovation project, he is working on making the property more visually attractive and will use landscaping to soften up the streetscape and remove harshness. They will be removing a great deal of concrete as part of that process. There will be cobblestone-simulated stamped concrete connecting the two buildings. They will be putting an English garden in the front of the newly acquired building and will use plants to make a visual barrier between the back of the property and the neighboring property. The renovation project also includes a total interior rehab; it was designed by the same individual that did the Cheshire Inn. Mr. Westmeyer thanked the Commission for considering the landscape piece of the project for the Façade/Beautification Grant Program and invited Members to stop by and tour the inside.

**FAÇADE IMPROVEMENT/BEAUTIFICATION GRANT PROGRAM**

The landscape improvement plan for Digital Strike does qualify for the Façade Improvement/Beautification Program and using just that piece of the overall improvement of the property maxes out the grant cap of \$2,000. Commission members thought the visual look and concept of the streetscaping/landscaping in the plan could be used to set the tone for the District Streetscape Project taking the same style of items further into the District. Members discussed other areas to potentially look at in the District that could be used; possibly right-of-way areas.

**Motion:** Kelly Ruesing made a motion to approve Digital Strike’s Façade Improvement/Beautification Grant Program application for \$2,000, Joshua Tonnies seconded the motion and it was unanimously approved.

## **PARKING**

- St. Louis County has moved the no parking sign farther east on the north side of Big Bend at the Alma intersection. Previous to the move, cars were able park close to the intersection which created a sight distance issue and was a safety hazard. Once St. Louis County completes their ordinance-related work, Webster Groves will complete theirs as well. In addition, parking on the corner triangle may be in the right of way and may be in the sight-distance triangle; both will be researched.
- Parking in the Alma right of way behind District buildings seems to be occurring and the businesses should be alerted to the issue.
- A review of areas in the district that are being used for parking which are not actual parking spots needs to be defined.
- Parking on the south side of Big Bend in the District between Alma and Elm is prohibited between 6AM to 9AM, but there is no signage close to that area to identify the restriction; perhaps better signage should be added. Parking blocking the Bus Stop is also an issue. Mara will engage the Webster Groves traffic officers about enforcement as well as talk to St. Louis County to see if signage needs to be changed/added. A recent accident in that area has caused concern as well as safety concerns for clients crossing Big Bend to reach north side businesses in heavy traffic during that time.

## **STREETSCAPE GRANT APPLICATION UPDATE**

The Streetscape Project's grant application is moving along well. Mara Perry will be working with St. Louis County to get a letter of support to submit with the application. The flow of the grant process is: turn application in, notified application was received, open to the public for comment, attend a forum discussion (in-person or online), given preliminary feedback, notification grant is approved. Once officially notified the grant has been approved, a new set of steps starts to take place, for example engineering drawings. Public Works handles this process. Mara will provide copies of the application to Commission Members once it's completed.

## **BAKER AVENUE FOLLOW UP**

- Mara has received multiple email messages and a letter from neighbors that she will share with Commission Members.
- Traffic counters are out; Mara will verify they are on the correct blocks.
- Traffic officers are compiling the requested accident information.
- Parking concerns around resident driveways may be addressed when right of way is identified and the additional space is visible; type of parking striping would help address the issue as well.
- Mara Perry suggested a one-way simulation test with a suggested route directing east-bound drivers to Big Bend to see what drivers do; this test will show where the traffic flow actually occurs in a one-way scenario. She will see if this is an option that could be implemented. Two questions need to be answered; is Public Works willing to do it and can the City borrow the equipment needed to do it?
- Public Works will be invited to the May meeting to discuss the various one-way options as well as discuss the potential one-way simulation test with Commission Members.
- Increased traffic on Kenilworth is valid and hopefully the traffic counters and simulation test will provide additional information.
- Next neighbor input meeting, the mail out invitation to Baker neighbors will be expanded past the 185' inclusion mark to include both sides of Kenilworth.
- Several members felt it would be beneficial if the neighbors understood the whole project and St. Louis County's control of Big Bend. Increasing safety at that intersection is the driver.

## **63119RADIO SNIPPETS UPDATE**

- No update at this time. Mara will reach out to Ellie Wharton; radio snippets will move forward to the next meeting.

## **CITY UPDATE**

- The Ridge House Apartments (YMCA location) zoning and site plans have been approved, elevations are at the ARB. Lawsuit is still pending; nothing to report on it at this time.
- Rezoning proposal received for the former Gerber Chapel for 53-55 apartments (a mix of one or two-bedroom apartments) with just under 1,200 square feet of commercial space. Staff needs additional information on parking concerns and other items; this was continued to the next meeting.
- A home-based daycare business wants to increase the number of children they can have and asked for the landscape buffer be removed; it was moved forward to Council by of vote of 5 to 3 and will be further discussed.
- Continuation to amendment updates of commercial use language was moved to next month.
- The Frisco Bar Room is close to opening.
- Have had a couple of inquiries on the former Scholar Shop location in Old Orchard, but nothing has materialized.
- Ribbon cutting was held for the new Lawn Equipment Company on Watson took place.
- Continuing with Explore Webster Groves Facebook page; the page has reached 3,000 likes.
- The former Sugar Magnolia location in Old Webster has been purchased, but nothing has been done with it, nothing has been opened.
- Scholar Shop location is still vacant; nothing at this time.

## **NEXT MEETING**

The next meeting will be held on Thursday, May 10, 2018 at 8:00 AM – City Hall.

## **ADJOURNED**

Meeting adjourned at 9:05 AM.