

**Webster Groves Plan Commission**

**Meeting Minutes**

July 2, 2018

**Members Present**

Charles Sindel  
Jeff Smith  
Adam Field  
Steve Hunkins  
Christopher Michael  
Scott Mueller  
Annie Tierney  
Anne Tolan  
Brandon Harp

PLANNER  
Danny Jendusa  
DIRECTOR OF PLANNING & DEVELOPMENT  
Mara Perry  
CITY ATTORNEY  
Nathan Nickolaus  
COUNCIL LIAISON  
Matt Armstrong

**Members not Present**

**REGULAR SESSION**

1. Sindel opened the meeting at 7:30 p.m.
2. **APPROVAL OF MINUTES:**  
Sindel asked for a motion to approve the minutes from the June 4, 2018 meeting. Michael made a motion to approve. Harp seconded the motion. The motion passed 9-0.
3. **PUBLIC COMMENTS:**  
There was none.
4. **PUBLIC HEARING:**
  - a) **18-PC-08 Zoning Code Text Amendment – “Changes and Amendments” Code Section:**  
Proposed amendments include changes to actions and procedures in Sections 53.171, 53.172, 53.173, 53.174, 53.178, 53.232, 53.238, 53.242, 53.248, 53.276, 53.277, 53.283, 53.284, 53.285, 53.286, 53.801, 53.802, and 53.803 of the Zoning Ordinance in order to clarify and consolidate procedures for changes in zoning.

Perry said the Plan Commission had kept the item open from the last meeting to allow for continued review. Since the last meeting, Staff received one comment from the Plan Commission regarding Sec. 53.800, which stated that the section should have a more formal and explanatory introduction. Perry then reminded the Commission about Staff’s intentions for the proposed amendments. Staff re-organized all of the references throughout the code explaining the procedures for a change in zoning- how public hearings are held, how public notices are posted, how nearby property owners are notified, how decisions may be appealed- and put them all into one place in the code. Staff also included a clarification that applicants may not repeatedly return to the Plan Commission and City Council for the same request after an initial denial. The amendment

includes a minimum time period that applicants must wait before coming back for the same request after a decision has been made. All of these changes have been moved to Section 53.800.

Sindel and Perry clarified that no regulations or requirements had been changed other than the minimum time now required to return to the Plan Commission and City Council for a request.

Perry explained that under the proposed amendment, City Council members would be able to re-open discussion on an item within two regularly scheduled meetings after a vote has been made on that item. Discussion may be re-opened after a motion is approved by a majority of the entire Council. If a majority of the Council does not approve re-opening the discussion on the item, the item may not come back before the Council for at least 12 months.

Smith asked for clarification on what would be defined as a changed request. For example, if a request to serve 8 children at a home daycare was denied, would the applicant be able to resubmit with a request to serve 6 children?

Perry answered that if the content of the public notification ad for the public hearing had to be amended, then it would be considered a new request. If the request was for a different zoning district category than what had been previously voted upon, for example, it would be a separate request. If an applicant only changed the details of the same request, then they would not be allowed to come back within 12 months if their request had been denied. This would not keep new applicants at the same site from going to the Plan Commission nor would it keep the discussion on an item that had been held open from continuing.

Sindel asked for public comments.

One member from the public came to the meeting, but came to speak about the Gerber Chapel site. He declined to speak about the proposal before the Plan Commission.

## 5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Tolan made a motion. Smith seconded the motion. All voted in favor. the motion passed 9-0.

### **EXECUTIVE SESSION:**

## 6. **VOTES:**

a) **18-PC-08 Zoning Code Text Amendment – “Changes and Amendments” Code Section:** Proposed amendments include changes to actions and procedures in Sections 53.171, 53.172, 53.173, 53.174, 53.178, 53.232, 53.238, 53.242, 53.248, 53.276, 53.277, 53.283, 53.284, 53.285, 53.286, 53.801, 53.802, and 53.803 of the Zoning Ordinance in order to

clarify and consolidate procedures for changes in zoning.

Sindel asked from comments from the Commission.

Harp offered compliments to Perry and staff for putting together the amendment.

Sindel asked for a motion on the proposed amendments in 18-PC-08. Hunkins made a motion to approve the proposed amendments. Smith seconded the motion. All voted in favor. The motion passed 9-0.

**7. OTHER BUSINESS:**

The Plan Commission discussed the upcoming calendar.

Perry stated the next meeting will be held July 30<sup>th</sup>. We may be hearing another proposal for the Gerber Chapel site, but the application materials were due today, and we did not receive an application. However we will have the proposed amendments to update the Zoning Code Uses sections on July 30<sup>th</sup>. After that, we will have the meeting on September 10<sup>th</sup>, after Labor Day, which will be the second Monday of the month. There will be no meeting in August.

Sindel asked for further information on the new Gerber Chapel proposal. Perry responded that we have not received a formal application, so she cannot comment.

The Plan Commission identified a few recently opened businesses and ongoing development projects in the City.

**8. NEXT REGULAR MEETING:** July 30, 2018.

**9. ADJOURNMENT OF THE EXECUTIVE**

Sindel asked for a motion to adjourn. Smith made a motion. Hunkins seconded the motion. All in favor motion passed 9-0. The meeting adjourned at 7:18 PM.