



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
June 7, 2021 7:00 PM

Meeting of the Plan Commission will be available to the public only via teleconference. Instructions on listening through your phone or computer to the teleconference will be made available at www.webstergroves.org/teleconference

MEMBERS: Charles Sindel (Chair), Jeff Smith (Vice-Chair), Michael Buechter, Maddy Heikkila, Steve Hunkins, Toni Hunt, Christopher Michael, Scott Mueller, Annie Tierney

COUNCIL LIAISON: Pam Bliss **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](#): May 3, 2021
3. PUBLIC COMMENT
4. PUBLIC HEARING
 - a) [21-PC-05 Patterson Performing Arts \(45 W Lockwood Ave.\):](#) An application by Patterson Performing Arts for a Conditional Use Permit to allow an Educational Facility, School for the Arts use in an existing structure located on a 1.67 acre lot at 45 W. Lockwood Avenue in the "D" Commercial District.
 - b) [21-PC-02 Zoning Code Text Amendments – Multiple Family Dwelling Regulations:](#) Proposed amendments include changes to the use regulations regarding multiple family dwellings and dimensional regulations in the "C", "C1" and "D" Commercial Districts in Sections 53.110 through 53.143 and Section 53.159 of the Zoning Code. Proposed amendments further include changes to attached garage regulations regarding non-single family dwelling uses in Section 53.203 and additional minimum street setbacks in Section 53.205.
5. PLATS AND SITE PLANS
None
6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

- a) **21-PC-05 Patterson Performing Arts (45 W Lockwood Ave.):** An application by Patterson Performing Arts for a Conditional Use Permit to allow an Educational Facility, School for the Arts use in an existing structure located on a 1.67 acre lot at 45 W. Lockwood Avenue in the “D” Commercial District.

 - b) **21-PC-02 Zoning Code Text Amendments – Multiple Family Dwelling Regulations:** Proposed amendments include changes to the use regulations regarding multiple family dwellings and dimensional regulations in the “C”, “C1” and “D” Commercial Districts in Sections 53.110 through 53.143 and Section 53.159 of the Zoning Code. Proposed amendments further include changes to attached garage regulations regarding non-single family dwelling uses in Section 53.203 and additional minimum street setbacks in Section 53.205.
7. REOPEN REGULAR SESSION
 8. PUBLIC HEARING
21-PC-04 Douglass Hill An application by SG Collaborative, LLC for a Change of Zoning from “A4” Seventy-Five Hundred Square Foot Residence District; “B1” Multiple Family District; “E” Industrial District and “PC” Planned Commercial District to “PC” Planned Commercial District on an approximately 15.1 acre tract of land located at the following addresses: 55 Lincoln Ave, 62 Lincoln Ave, 49 N. Gore Ave, 51 N. Gore Ave, 61 N. Gore Ave, 65 N. Gore Ave, 69 N. Gore Ave, 79 N. Gore Ave, 40 N. Rock Hill Rd, 200 Sherman Place, 201 Sherman Place, 203 Sherman Place, 205, Sherman Place, 207 Sherman Place, 200 W. Kirkham Ave, 204 W. Kirkham Ave, 234 W. Kirkham Ave, 240 W. Kirkham Ave, 242 W. Kirkham Ave, 320 W. Kirkham Ave, 340 W. Kirkham Ave, 107 W. Pacific Ave, 109 W. Pacific Ave, 111 W. Pacific Ave, 115 W. Pacific Ave, 125 W. Pacific Ave, 147 W. Pacific Ave, 207 W. Pacific Ave, 209 W. Pacific Ave, 211 W. Pacific Ave, 227 W. Pacific Ave, 315 W. Pacific Ave, 325 W. Pacific Ave, 341 W. Pacific Ave.

 9. OTHER BUSINESS –

 10. NEXT REGULAR MEETING: July 12, 2021 (*2nd Monday*)

11. ADJOURNMENT

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.