

Wednesday March 8, 2023
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, Giles, D. Kelley, S. Kelly, Messer, Palmer, Whitford, Horvat
Absent: Reed

Also present: Keith Risdon-Public Services Director, Pete Lorenz-P.E., P.S. Representing Bader & Sons Properties

Chairman Doepker led the Pledge of Allegiance.

Motion was made by D. Kelley, supported by Horvat to approve the minutes of December 15,2022. All Ayes. Motion carried.

City Manager Giles informed the Planning Commission of a recent request for an approval for the Community Parking Program, Section 20.6 of the City's Zoning Ordinance. Gemini Capital Management plans to rehabilitate the second story of a building located at 201 North Mill Street. There is on-street parking available but during the winter months when there is no parking from 2A.M-6A.M. they would need other options. Gemini would like to utilize the Community Parking Program and use the public parking that is located on Saginaw Street just west of the project address. This area is within the 300 feet mentioned in the Ordinance. Kurt stated the City recommends the approval of the request from Gemini Capt. Mgt. to utilize the Community Parking program.

Motion made by D. Kelley, supported by Messer to approve the request under Section 20.6 for Gemini Capt. Mgt. to utilize the Community Parking program. This community parking arrangement does not assure availability of parking spots or designate any specific parking spots for residents of 201 N. Mill Street. All Ayes. Motion carried.

Kurt advised that we received a request for a Parcel Split and Combine for 504 W. Prospect St & 511 Sharon St. These address's include lots 6,7, and 8. They would like to take lot #6 and have it by itself and combine lots 7+8. Bader & Sons Co. are looking to starting building duplexes on those lots. Kurt stated the city recommends the combine of lots 7 and 8 and splitting Lot 6 by itself.

Motion made by Palmer, supported by D. Kelley to approve dividing Lot 7 from 53-250-025-00 and combining Lot 7 with parcel 53-250-026-00. All ayes. Motion carried.

Kurt advised the Planning Commission that the city has been talking about updating the "T" Transitional Zoning District uses. He stated that it would be helpful to understand more of the uses allowed by the Special permit section. Defining some of the sections more clearly and adding more uses with stipulations. Kurt stated we are still working on this but wanted the Planning Commission's input as well to help clarify things.

Kurt stated that there was no other business to discuss at this time.

Motion made by D.Kelley, supported by Giles to adjourn the meeting at 6:25 P.M. All Ayes. Motion carried.

Dori Foster
Recording Secretary