

MINUTES OF COMMITTEE MEETING

June 11, 2012

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- 1) Case Number 12 P-02/Redeemer Lutheran Church Amended Conditional Use – 345 S. Kenilworth Avenue/123 E. St Charles Road
Request for Amended Conditional Use for the purpose of erecting an electronic reader board sign on property commonly known as 345 S. Kenilworth Avenue/123 E. St Charles Road (PIN 06-12-101-001)

- 2) Case Number 12 ZBA-02/Mariano’s Grocery Variations – 678 N. York Street
Request for Corner-Side Yard Building Setback Variation, Front and Corner-Side Yard Parking Setback Variations, Wall Sign Area Variations (Two Wall Signs), and Variation for Ground Sign Height for property commonly known as 678 N. York Street (PIN’s 03-35-203-003,004,005 & 03-35-204-009)

- 3) Discussion of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts

- 4) Other Business

- 5) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Kopp (part time)

Elected Officials Present: Levin (part time), Healy (part time)

Others Present: Whistler, Quigley (part time)

Chairman Morley called the meeting to order at 7:05 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #5, Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. There being no one in the audience who wanted to address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item #1 – Case# 12P-02 Redeemer Lutheran Church

The Committee began review of the request for an electronic sign to be located on the northeast corner of St Charles Road and Kenilworth Avenue. Alderman Levin requested that the Committee grant a two week postponement in the deliberation of this case. The Committee agreed to this request for a two week postponement; Chairman Morley pointed out that this is being done because of the numerous continuances requested by the Applicant prior to the Public Hearing held by the Zoning and Planning Commission.

Agenda Item #2 – Case # 12ZBA-02 Mariano's Grocery Variations

The Committee reviewed the request for variations and the Zoning Board of Appeals report noting that the ZBA unanimously recommended approval. The Committee agreed that the requested variations are appropriate for a development of this size. After review and discussion, the Committee voted unanimously to recommend approval of the Applicant's request.

Agenda Item #3 – Discussion of proposed TIF Timelines

The Committee reviewed the timelines for the proposed York and Vallette, and the Riverside TIF districts. The Committee agreed that the proposed timelines look reasonable at this point in time.

Agenda Item #4 – Other Business

None

The meeting was adjourned at 8:30 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator