

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**SEPTEMBER 22, 2016**

**Case No. 16-189**

**A request by Grimes Consulting, Inc. (agent) on behalf of Sigma Nu House Corporation (owner) for approval of a one-lot final plat to be known as "Sigma Nu Fraternity", and associated variance to Section 25-43 regarding right-of-way width. The 0.915-acre subject site is located on the northeast corner of College Avenue and Bouchelle Avenue.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends:

- Approval of the variance request to Section 25-43, subject to the property owner granting to the City or MoDOT, upon request, any Temporary Construction Easement on the subject property for the purposes of sidewalk construction within the City's right of way.

MR. STRODTMAN: Thank you, Mr. Smith. Is there any questions for staff? I see none. As in past cases this evening, if there is anyone in the audience that is here for this matter, even though it's not a public hearing, we would welcome that information be brought forward for our help in making our decision. So if anybody is here, please come forward and give us your name and address, we would appreciate it.

MR. GRIMES: Ladies and gentlemen, my name is Kent Nurnberger with Grimes Consulting, St. Louis, Missouri. I just want to come before you. Our clients are trying to redevelop this site. They had an older building that was there and because of the requirements that the City for the new code, they now have to consolidate the lots to be able to develop it and have their parking on the same site as their building. So we try to work with the City as much as we can. We -- we've granted them all the -- all the right-of-way that they've asked for. We're desiring to be good neighbors with the City, and we just ask that you would kindly consider this variance request for the right-of-way along College Avenue. So thank you.

MR. STRODTMAN: Any questions for this speaker? I see none. Thank you, Mr. Grimes (sic).

Any additional speakers who would like to come forward? I see none. Commissioners, any comments, discussion on the -- on this Case No. 16-189? It seems fairly -- combine two lots into one and redeveloping it. Ms. Loe?

MS. LOE: It appears the applicant is working with the City and the City is recommending approval of the variance request, so I plan to support it.

MR. STRODTMAN: Would you like to make a motion?

MR. LOE: If there isn't any additional comments, I'll go ahead and make a motion.

MR. STRODTMAN: Thank you, Ms. Loe. We will take that motion.

MS. LOE: Case 16-189, Sigma Nu Fraternity, final plat variance. Mr. Zenner, is this two votes or one?

MR. STRODTMAN: Two. Two, please.

MR. ZENNER: Two, please.

MR. STRODTMAN: So we need the variance first.

MS. LOE: So I'll move to -- for approval of the variance to Section 25-43 for right-of-way with condition that the TCEs be granted to the City or MoDOT upon request.

MS. STRODTMAN: Thank you, Ms. Loe, for the motion.

MS. RUSHING: Second.

MR. STRODTMAN: Ms. Rushing, thank you for that second. We've had a motion made and seconded. Is there any questions or further dialogue needed on this motion? I see none. Ms. Burns, may we have a roll call, please?

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns.**

**Motion carries 9-0.**

MS. BURNS: That is nine in the affirmative. Motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. That will be approval for the variance to Section 25-43. Now we move into the final plat. Recommendation for approval or denial of the new final plat. Commissioners? Mr. Stanton?

MR. STANTON: As it relates to Case 16-189, I move to approve the final plat for Sigma Nu Fraternity.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for that motion. Ms. Rushing, thank you for that second. Is there any other further discussion or questions on this motion? I see none.

Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohy, Ms. Burns.**

**Motion carries 9-0.**

MS. BURNS: It is nine in the affirmative. Motion carries.

MR. STRODTMAN: Thank you. Approval for the Sigma Nu Fraternity final plat will be forwarded to City Council for their review and recommendation.