

**Forest Park Southeast Development Committee**  
**May 25, 2010**  
**5:30 p.m.**  
**Meeting Minutes**

**Committee members present:** Brian Phillips (chair), Dan Corbin, Lisette Dennis, Amrit Gill, Alex Ihnen, Craig Nashville, Guy Slay, Seth Teel

**Committee members not present:** Austin Barzantny, Mike Goeke

**Others present:** Stephanie Co, Reverend Davis, LaTosha Hayes, Dan Krasnoff, Joe Natale, Travis Phelps, Chip Schloss

1) Approval of the minutes

Dan Corbin made a motion to approve the minutes of April 27, 2010. Guy Slay seconded the motion. Voice vote, all ayes, motion passed.

2) 1200 Tower Grove

LaTosha Hayes presented a request for support for conditional use of a residential property for an after school hours program called AAA Extended Education. She explained her program would be an extension of school and would help solve problems among neighborhood youth and also provide stabilization in the area. The program would accept as many as 30 children and would be free for families on financial assistance and have a sliding pay scale for others. It would potentially function 24 hours a day. She chose to convert the house rather than buy a new commercial space because the costs were lower and she believed she could provide higher quality services in a smaller space.

Guy Slay supported the day care, as a 24 hour presence of an after-hours program would help stabilize the block and surrounding area. Alex Ihnen suggested looking at a vacant commercial space in the area instead of converting the house. Brian Phillips mentioned there were already youth providers in the area. He also mentioned the committee would have to take into consideration the fact that the property was built under HUD for low-income housing. Amrit Gill said the future property value would possibly decrease by converting it to a commercial space.

Seth Teel made a motion to not support the request for conditional use. Lisette Dennis seconded the motion. Voice vote, 6 ayes, 1 naye by Guy Slay, 0 abstentions. Motion passed.

3) 1314 Tower Grove

Reverend Davis presented a request for support for two permit requests at Lambs Bride Church & Daycare Center. One permit was for after hours use for their daycare services. The organization already functions after hours, but was recently informed it needs a separate after hours permit in addition to its day use permit. The second permit request was a conditional use permit for the next door property which is currently vacant, which Davis explained was a trouble property due to vandalism. Purchasing the property would help stabilize the neighborhood. Lambs Bride has a June 1 hearing date for the second property. Alex Ihnen made a motion to support the variance for after hours. Dan Corbin seconded the motion. Voice vote, all ayes, motion passed. Alex Ihnen made a motion to table the second permit request for 4253 Vista until the next meeting. Amrit Gill seconded the motion. Voice vote, all ayes, motion passed.

- 4) Manchester Avenue Street Closure, July 3<sup>rd</sup>, 2010 Kentucky-Talmage  
Chip Schloss presented a request for support for a street closure along Manchester between Talmage and Kentucky on July 3 for a car and motorcycle show, which will feature 100 custom motorcycles and cars, as well as music and food. Outdoor music will end at 7 p.m. and continue at the Atomic Cowboy. The bus along Manchester has an alternate route for the day. Lisette Dennis asked if there would be any signage warning drivers of the street closures, and Chip Schloss and Brian Phillips responded there is no set protocol in place for street closures. Craig Nashville made a motion to support the street closure. Amrit Gill seconded the motion. Voice vote, all ayes, motion passed.
- 5) 4243 Manchester  
Joe Natale presented a request for support for the Board of Adjustment for installing a sign for the Gramophone at 4243 Manchester. Tenants of the building wrote letters of support for the project. Alex Ihnen made a motion to support the project to the Board of Adjustment. Dan Corbin seconded the motion. Voice vote, all ayes except for one abstention from Amrit Gill, motion passed.
- 6) Initial Review, Draft Development Standards  
Dan Krasnoff presented a draft of development standards for the committee, which would include standards for land use, demolition, liquor licenses, etc. The development standards would help the committee, as well as applicants who would be better prepared to address concerns of the committee. He proposed he would bring new drafts in the next 4 to 5 meetings. Lisette Dennis suggested adding to the standards whether or not the development's function would be redundant.
- 7) New Business:  
Dan Krasnoff explained Park Central Development has applied for a grant from RHDCA which would aid development south of Manchester. Amrit Gill suggested creating a historic district south of Manchester, though there may not be enough historic buildings. The first part of the project partially funded by the grant would include surveying existing conditions for \$8500 and surveying options for future building types for \$15,000. Dan Krasnoff said he would find out if Park Central receives the grant in a month or so.
- 8) The meeting was adjourned at 6:37 p.m.