



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 6, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. January 17, 2023 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

- 1. PUBLIC HEARING Application #22-031: A Conditional Use Permit with Associated Site Development Plan for A New Chick Fil A Restaurant with Drive Through Services Located at 12398 Olive Boulevard**

Joe Vavrina, of HR Green, Inc, on behalf of Gershman Commercial Real Estate, has submitted an application for a Conditional Use Permit with associated site development plan for a new freestanding Chick Fil A restaurant with a drive-through, located at 12398 Olive Boulevard in the "PC" Planned Commercial zoning district. The project would include the construction of a new 4,700 square foot building with drive through lanes consisting of 74 indoor seats and 24 outside seats



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at the corner of Olive Boulevard and Tempo Drive where the existing TGI Friday's building is located in the Westgate Center development. This public hearing was continued from the December 19, 2022 meeting.

2. Application #22-040: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide Regulations for Recreational Marijuana Related Uses.

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend various sections of the City's Zoning Ordinance, Chapter 405, to allow recreational marijuana uses in appropriate zoning districts. These marijuana uses include cultivation, manufacturing, and testing facilities, as well as, dispensaries. The proposed changes are in response to an amendment to Missouri's constitution approved by voters on November 8, 2022, which legalized recreational adult-use marijuana. The Planning and Zoning Commission continued this item from the January 17, 2023 meeting.

NEW BUSINESS

1. Application #23-002: Approval of a Site Development Plan for Revised Exterior Materials for a 20 unit Apartment Building at 10809-10819 Olive Boulevard

Adam Bulla, of D&R Building Group, on behalf of JLA Group, LLC, has submitted an application for revised Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard in order to alter the exterior materials. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The development is 1.05 acres.

WORK AGENDA

DEPARTMENT REPORTS

Meeting Procedure Discussion

ADJOURNMENT



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Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.