



**AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, February 24, 2014
7:00 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

FUTURE PUBLIC HEARINGS

**Monday, March 24, 2014 at 7:30 p.m. - Public Hearing for Capital Improvement
Program For Fiscal Years 2015 Through 2019**

1. CONSENT ORDINANCE READINGS

- a. Bill No. 5472 - An Ordinance Authorizing The Issuance Of A New
Conditional Use Permit For A 1,024 Square-Foot Snack And
Nonalcoholic Beverage Bar Located At 11475 Olive Boulevard Within
The West Oak Square Shopping Center. Final Reading**

Summary: Section 405.210 Table A, all snack and nonalcoholic beverage bars (NAICS 722515) are permitted as a conditional use in the "CB" Core Business zoning district, and thus require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. An application was submitted by Jeff Evanson, of Showme West Oak LLC, Jamba Juice, for a conditional use permit for a 1,024 square-foot, four-seat smoothie bar located at 11475 Olive Boulevard within West Oak Square Shopping Center.

- b. Bill No. 5474 - An Ordinance Amending Section 605.350 Of The Code
Of Ordinances Of The City Of Creve Coeur Regarding Garage Sales.
Final Reading**



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Summary: An amendment to the current ordinance governing garage sales to exempt participation on any "City-wide" garage sale event organized and promoted by the City from the two-permit annual limit.

2. CONSENT AGENDA

a. Council Minutes dated January 27, 2014

b. Council Minutes dated February 10, 2014

c. Bill No. 5472 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 1,024 Square-Foot Snack And Nonalcoholic Beverage Bar Located At 11475 Olive Boulevard Within The West Oak Square Shopping Center. Final Passage

Summary: Section 405.210 Table A, all snack and nonalcoholic beverage bars (NAICS 722515) are permitted as a conditional use in the "CB" Core Business zoning district, and thus require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. An application was submitted by Jeff Evanson, of Showme West Oak LLC, Jamba Juice, for a conditional use permit for a 1,024 square-foot, four-seat smoothie bar located at 11475 Olive Boulevard within West Oak Square Shopping Center.

d. Bill No. 5474 - An Ordinance Amending Section 605.350 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Garage Sales. Final Passage

Summary: An amendment to the current ordinance governing garage sales to exempt participation on any "City-wide" garage sale event organized and promoted by the City from the two-permit annual limit.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated February 19, 2014 in the amount of \$163,674.53 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

3. Amended Bill No. 5469 - An Ordinance Amending Section 405.470, Conditional Uses, Of The Creve Coeur Zoning Ordinance To Allow For Drive-Thru Restaurants On Sites Of Two Or More Acres With



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Certain Requirements, And To Correct A Clerical Error. Final Reading and Passage

Summary: An application by Panera Bread Co. was submitted for an amendment to Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to allow for drive-thru restaurant services on sites of at least two acres but less than three acres. Planning and Zoning Commission did not recommend approval. Final passage deferred at the February 10, 2014 Council meeting.

4. Bill No. 5473 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 41,900 Square-Foot, 53 Bed, Assisted Living Facility Located At 450 N. Lindbergh Boulevard In The “GC” General Commercial District. First Reading

Summary: Chapter 405, Table A, of the Creve Coeur Code of Ordinances, Assisted Living Facilities for the Elderly (NAICS 623312) in the “GC” General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. An application was submitted by Bill Biermann, of WM. Biermann Company LLC, for a conditional use permit for a 41,900 square-foot, 53-bed, two-story, assisted living facility, to be known as The Grove in Creve Coeur, and located at 450 N. Lindbergh Boulevard, in the GC District. First Reading deferred at the February 10, 2014 Council meeting.

NEW BUSINESS

5. Bill No. 5475 - An Ordinance Amending Sections 615.090 and 615.100 of the Code of Ordinances Regarding Massage Services. First Reading

Summary: The Police department is suggesting an amendment to the current massage service ordinance to allow for couples massages.

6. Bill No. 5476 - An Ordinance Amending Ordinance No. 5345 To Allow Additional Time To Complete Right Of Way Improvements Related To Approved Amendments To The Commercial Designed Development And Site Concept Plan For The Cityplace Campus And Approved Site Development Plan For The Fresh Market Retail Development On The Property Addressed As 11557, 11569, 11561 And 11563 Olive Boulevard. First Reading

Summary: The Koman Group is requesting an amendment to amendment to Ordinance 5345 to allow additional time to complete the road



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improvements. Specifically, the amending ordinance requires completion of right of way improvements prior to issuance of an occupancy permit whereby the original ordinance required completion prior to issuance of a building permit. The applicant will be required to post escrow for the improvements prior to issuance of a building permit.

APPOINTMENTS

7. Olive/Graeser Transportation Development District

Summary: To fill the vacancy on the Olive/Graeser TDD Board.

BUSINESS FROM THE MAYOR and CITY COUNCIL

8. Trash Contract Alternatives

Summary: Council Member Rhoades has requested discussion of this item.

BUSINESS FROM CITY ADMINISTRATOR

9. Trash Contract Extension

Summary: Staff is seeking direction on a contract extension with Republic Waste, as the current contract expires on June 30, 2014.

10. Capital Improvement Plan - 2015-2019

Summary: Staff will distribute the proposed CIP and summarize the upcoming review schedule.

11. April 14, 2014 Council Meeting

Summary: Discussion to reschedule or cancel the Monday, April 14, 2014 due to Passover Holiday.

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 2/24/14

Deborah Ryan, MPCC
City Clerk