



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 19, 2011
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

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 confidential or privileged communications with the City Attorneys as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft Minutes of August 15, 2011 Meeting.

4. 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 provide their name and address for the public record.

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS**

A. Public Hearing

Application #11-023: Request for approval of a text amendment to Section 405.470(8)(d) to allow Drive-Thru Service for Restaurants on lots of one acre or more and at least one-half mile distance from any similar use, where a lot of three acres or more is the only current requirement.

Applicant/Agent: Bill Biermann, Agent for
Creve Coeur Real Estate Venture IV, LLC
721 Emerson Suite 100
Creve Coeur, MO 63141

B. PUBLIC HEARING POSTPONED

Application #11-019: Text Amendment to Section 405.930 of the Sign Regulations regarding Billboards to comply with the State of Missouri Statutes.

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur

C. Application #11-024: Request for minor site development plan approval for the Donald Danforth Plant Science Center Greenhouse C expansion.

Applicant/Agent: Howard Beittenmiller
Director of Facilities
Donald Danforth Plant Science Center
975 Warson Road
Creve Coeur, MO 63132

7. **WORK AGENDA**

A. Comprehensive Plan Review of Former Belle Maison Subdivision - See request letter from Gabe Grossberg, President & CEO of Delmar Gardens Enterprises.

8. **OTHER BUSINESS**

A. Planning Division Report

- Future public hearing: Application #11-026: Used auto sales in the "LI" Light Industrial District
- UMSL Chancellor's Certificate in Planning and Zoning - See attached brochure.

B. City Attorney Report

9. **ADJOURNMENT**