



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JUNE 20, 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. June 5, 2023 Planning and Zoning Commission Meeting Draft 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

NEW BUSINESS

1. PUBLIC HEARING Application #23-017: Text Amendment to the Zoning Ordinance to Amend Section 405.470.A.27, Conditional Uses, to Remove NAICS 624410 Child Day Care Services From the Additional requirements Within the "PO"-Planned Office and "RO"-Research and Office Park Zoning Districts

Mark J. Goodman, of Higher Ground Education, Inc, has submitted a zoning ordinance text amendment application to amend Section 405.470.A.27, Conditional Uses, to remove NAICS 624410, Child Day Care Services, from the additional



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requirements currently assigned to this use when in the “PO”-Planned Office and “RO”-Research and Office Park zoning districts. Under Section 405.470, some conditional uses in certain zoning districts are assigned additional requirements to be met in order for the Conditional Use Permit to be approved, including that they be located on sites of at least 3 acres. NAICS 6244410, Child Day Care Services, is still a Conditional Use per Table A of Section 405.210, Regulation of Uses, in all zoning districts but this amendment would remove it from the additional requirements which will then only apply to this use when in the “A,” “B,” “C,” “D,” “AR,” and “HE” zoning districts. The applicant plans to seek approval of a Conditional Use permit for their business to be located at 689 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council.

2. Application #23-018: An Application for a Minor Site Plan Including Exterior Material Alterations, Lighting, Patio, and Landscaping for 717 Office Parkway

Dan Dokovic, has submitted an application for a Minor Site Plan for the office building at 717 Office Parkway, in the “PO” Planned Office zoning district, in order to update the building and site. The project includes painting the exterior brick, updating lighting, new landscaping and a patio covering. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

3. Application #23-019: An Application for a Minor Site Plan Including Exterior Painting and Landscaping for 211 N. Lindbergh Boulevard

Tom Auer, of Oakline Studio, has submitted an application for a Minor Site Plan for the office building at 211 N. Lindbergh Boulevard, in the “GC” General Commercial zoning district, in order to update the building to attract new tenants. The project includes painting the exterior brick and new landscaping. The updated signage included in the proposal will be reviewed under a separate permit and does not require Planning and Zoning Commission approval. Minor Site Plans are required



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for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

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.