



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
AUGUST 21, 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. July 17, 2023 Planning and Zoning Commission Draft Meeting Minutes**
- 2. August 15, 2023 Planning and Zoning Commission, City Council, Economic Development Committee Joint Session 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

NEW BUSINESS

- 1. PUBLIC HEARING. Application #23-026: Text Amendment to the Zoning Ordinance to Amend Section 405.470.A., Conditional Uses, and Table A, to include NAICS 541711, NAICS 541712 and NAICS 541720 as Conditional Uses in the "GC" General Commercial Zoning District only on properties**



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that about the “LI” Light Industrial Zoning District

Tim Elli, of 39 North Holdings, LLC, has submitted a zoning ordinance text amendment application to amend Section 405.470.A., Conditional Uses, to include (NAICS 541711) Research and Development in Biotechnology, (NAICS 541712) Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology), and (NAICS 541720) Research and Development in the Social Sciences and Humanities, as Conditional Uses in the “GC” General Commercial Zoning District. Section 405.470 would be amended to limit these uses to properties that are zoned “GC” General Commercial and about the “LI” Light Industrial district. The applicant plans to attract agricultural technology and research-oriented tenants to their building at 1220 N. Lindbergh that would fall under the above NAICS codes and seek Conditional Use Permits for those uses in the future.

2. Application #23-030: Minor Site Development Plan for the Replacement of Four Existing Scoreboards within St. Louis Abbey Priory School Campus Located at 500 S. Mason Road

Laurie Krieger, Assistant Head of School for Facilities and Finance for St. Louis Abbey Priory School, property owners of 500 S. Mason Road, has submitted an application for a minor site development plan for four new scoreboards to replace existing scoreboards for the soccer, baseball and football fields on the campus. Three of the new scoreboards will include digital displays and the football field scoreboard will have a LED video screen with integrated speakers. Section 405.300 requires site plan review by the Planning and Zoning Commission for any development and maintenance of appropriate facilities in the Higher Education zoning district. Planning and Zoning Commission approval is required while City Council approval is not.

WORK AGENDA

- 1. Conditional Use Permit Procedures and Short Term Rentals Code Amendments**
- 2. Olia Village Meeting Review Procedures Discussion**

DEPARTMENT REPORTS



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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.