



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 16, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, 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 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.

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 for the meeting of September 3, 2013.

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 limit comments to three minutes and to complete a speaker card.

5. **UNFINISHED BUSINESS**

A. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard of at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

B. APPLICATION WITHDRAWN

Application #13-014: Approval of a conditional use permit for Dynasty Day Care located at 9974 Old Olive Street Road has been withdrawn at the request of the applicant.

Applicant/Agent: Jonathan Parker
Dynasty Day Care
P.O. Box 1934
Maryland Heights, MO 63043

6. **NEW BUSINESS**

A. PUBLIC HEARING. Application #13-030: Request for an amendment to the conditional use permit for Creve Coeur Racquet Club, located at 12691 Conway Road

Applicant/Agent: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

Applicant's
Representative: Richard Randall
Pace Properties
200 N. Taylor
St. Louis, MO 63122

B. Application #13-032: Approval for the final plat and subdivision sign for the Villas on Mosley.

Applicant/Agent: Richard Norvell
Volz Inc.
10849 Indian Head Ind. Blvd
St. Louis, MO 63132

Property Owner: Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141

C. Application #13-035: Approval of a minor side development plan for Willowbrook Shopping Center.

Applicant/Agent: David Dial
David W. Dial Architects P.C.
14364 Manchester Road
Manchester, MO 63011

Property Owner: Geraldine Deutsch Trust
C/O Gregory L. Goltermann Trustee
10900 Manchester Road, Suite 100
St. Louis, MO 63122

D. PUBLIC HEARING. Application #13-037: Request for approval of a Master Sign Plan for Whitfield School, located at 175. S. Mason Road.

Applicant/Agent: Dave Lauer
Whitfield School
175 S. Mason Road
Creve Coeur, MO 63141

Applicant's
Representative: Andy Seabacher
M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146

E. Application #13-038: Request for the approval of the preliminary plat for the minor subdivision of 536 N. Mosley Road.

Applicant/ William Levinson
Property Owner: Benton Homebuilders, Inc.
1000 Executive Parkway, Suite 106
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

- A. Planning Division Report**
- B. City Attorney Report**

9. ADJOURNMENT

Posted: _____
Paul Langdon
Community Development Director