



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 19, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pulliam
Mr. Gene Rovak
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 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 from the meeting of August 5, 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**

None

6. **NEW BUSINESS**

A. PUBLIC HEARING

Application #13-018: Request for approval of an amendment to the City Place Master Sign Plan to include new tenant signs.

Applicant/Agent: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

B. PUBLIC HEARING

Application #13-019: Request for Site Concept and Site Development Plan Approval of a 25,490 sq. ft. Retail Grocery Store, The Fresh Market

Applicant/Agent: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

C. PUBLIC HEARING

Application #13-027: Approval of a conditional use permit for Sacred Sword Aikikai martial arts instruction studio at 12392 Olive Boulevard, within Westgate Centre.

Applicant/Agent: Christine Cole
Sacred Sword Aikikai/White Lotus Tea
9010 Pallardy Lane
St. Louis, MO 63114

Property Owner: Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105

D. PUBLIC HEARING

Application #13-028: Approval of the conditional use permit for Wildsmoke Restaurant at 12316 Olive Boulevard within Westgate Centre.

Applicant/Agent: Andrew Kohn
VCH LLC DBA Wildsmoke
21 Westwood Country Club
St. Louis, MO 63131

Property Owner: Solon Gershman Inc.
7 N. Bemiston
Clayton, MO 63105

E. PUBLIC HEARING

Application #13-031: Approval of a Conditional Use Permit for Crossroads Presbyterian Fellowship Church at 11118 Olive Boulevard.

Applicant/Agent: Daniel Song
Crossroads Presbyterian Fellowship
2640 Oakview Terrace
Maplewood, MO 63143

Applicant's Representative : Clinton Enyeart
8240 Swarthmore St.
Saint Louis, MO 63130

F. PUBLIC HEARING

Application #13-036: Approval of an amendment to the conditional use permit for The Post II Sports Bar and Grill at 763 Old Ballas Road for a 758 sq. ft. addition to the building.

Applicant/Agent: Adrian Glass
The Post II Sports Bar and Grill
763 Old Ballas Road
Creve Coeur, MO 63141

Property Owner: Old Ballas Place Investors, LLC
1045 South Mills Rd, Suite 1
Town & Country, MO 63017

G. Application #13-029: Approval of a site development plan for new parking spaces for the Creve Coeur Animal Hospital at 12550 Olive Boulevard

Applicant/Agent: Michael F. Vorwerk, PE
Civil Engineering Design Consultants, Inc.
11402 Gravois Road, Suite 100
St. Louis, MO 63126

Property Owner: Dr. Chris Moritz
Creve Coeur Animal Hospital
12550 Olive Boulevard
Creve Coeur, MO 63141

7. **WORK AGENDA**

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner