



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 21, 2014
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Tim Carney
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 March 31, 2014.**
- B. Draft minutes for the meeting of April 7, 2014.**

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 #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single Family Residential District with RDD Designation

Applicant/Agent: Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

Applicant's Representative:
George M. Stock, P.E.,
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

B. Application #14-009: Approval of an amendment to the Site Concept Plan for Missouri Baptist University and Site Development Plan for a Football Practice Field, Student Housing and Eight-Foot Tall Fencing Around the Maintenance Yard.

Applicant/Agent: Rick W. Keisker
Wm B. Ittner, Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

Property Owner: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141

6. NEW BUSINESS

A. PUBLIC HEARING

Application #14-008: Text Amendment to allow for Drive-Thru Restaurant Services on Sites of 2 or More Acres Subject to Certain Building and Site Requirements

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

B. PUBLIC HEARING

Application #14-014: Conditional Use Permit for a Communication Tower at 10900 Ladue Road.

Applicant/Agent: CIS Communications, LLC
749 Old Ballas Road
St. Louis, MO 63141

Property Owner: City of Ladue School District
9701 Conway Road
Ladue, MO 63124

C. APPLICATION #14-015: Approval of the final plat for the minor subdivision of Difani Estates at 815 North Mason Road.

Applicant/Agent: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

Property Owner: William A. Aldrich Trust
Lee Difani
815 North Mason Road
Creve Coeur, MO 63141

7. WORK AGENDA

8. OTHER BUSINESS

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

9. ADJOURNMENT

Posted: _____
Julie Lowery
Planning Division Assistant