



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 1, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
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 of the February 19th meeting.

4. SUMMARY OF PUBLIC COMMENT AT MARCH 18 MEETING

For information only: Public comments submitted for the record at meeting of March 18, 2013.

5. 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.

6. UNFINISHED BUSINESS

- A. Application #13-004: Approval to amend various sections of the Zoning Code to convert the naming and definitions of all permitted and conditional uses in the Zoning Code from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS), along with changes in status for certain uses resulting from the conversion.**

Applicant/Agent: Applicant:
Paul Langdon, AICP
Director of Community Development

7. NEW BUSINESS

- A. 2014-2018 Capital Improvement Plan (CIP) Presentation**

Applicant/Agent: Mark Perkins, ICMA-CM
City Administrator

- B. Application #13-003: Approval of the rezoning of 5.26 acres to "CB" Core Business District, and a Conditional Use Permit for "The Vanguard 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

- C. Application #13-006: Approval of a minor site development plan for a "front-yard" privacy fence along Phyllis Lane at 11144 Clarissa Drive.**

Applicant and Jon Slavkin
Property Owner: 11144 Clarissa Drive
Creve Coeur, MO 63141

- D. Application #13-007: A request for approval of a boundary adjustment plat for 10977 Olive Boulevard.**

Applicant/Agent: Steve Heitz
Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
Brentwood, MO 63144

E. Application #13-005: Approval of a minor site development plan for landscape and exterior building improvements for Emerson Medical Office Building.

Applicant/Agent: Elmer A. Wind III
Wind Architectural Group, Inc.
7666 Dale Ave.
Richmond Heights, MO 63117

Property Owner: Greg S. Yawitz
633 Emerson Medical Partners, LLC
9200 Olive Blvd Suite 200
Olivette, MO 63132

8. WORK AGENDA

None

9. OTHER BUSINESS

A. Planning Division Report

B. City Attorney Report

10. ADJOURNMENT

Posted: _____
Paul Langdon
Community Development Director