



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
NOVEMBER 20, 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. November 6, 2023 Planning and Zoning Commission 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

1. PUBLIC HEARING. Application #23-032: Text Amendment to the Zoning Ordinance to Amend Section 405.450.C, Permitted Uses, to Comply with Federal Law Regarding Short Term Rentals

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for text amendments to Section 405.450.C of the Zoning Ordinance which regulates short term rentals. The Court of Appeals for the 5th Circuit of the United States recently held that a residency requirement for owners of residential properties desiring to engage in short term rentals unconstitutionally interferes with interstate commerce. The City of Creve Coeur's



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short term rental ordinance presently contains such a restriction and now must be amended for conformity with federal law. This item was deferred from the September 18, 2023 Planning and Zoning Commission meeting. This item was continued from the November 6, 2023 Planning and Zoning Commission meeting.

NEW BUSINESS

1. PUBLIC HEARING. Applications #23-035 and #23-036: A Conditional Use Permit and Site Development Plan with Associated Boundary Adjustment for Spirit Lexus Located at 10176 Corporate Square Drive

Mike Leep Jr., on behalf of Spirit Lexus, has submitted an application for Conditional Use Permit with associated Site Development Plan and Boundary Adjustment for a Spirit Lexus location at 10176 Corporate Square Drive in the "GC" General Commercial Zoning District. Spirit Lexus plans to relocate and demolish the existing improvements on both parcels, consolidate the 10176 and 1100 parcels into one lot and develop a new 53,134 square foot car dealership on the property. NAICS 441110 New Car Dealers is a conditional use in the "GC" General Commercial district with review and approval by the City Council upon recommendation of the Planning and Zoning Commission.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Duever Estates Final Plat--December 4
 - Taziki's Mediterranean Cafe, 12718 Olive, Conditional Use Permit--December 18
 - 12808 Coulange Court Boundary Adjustment--December 18

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could,



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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.