



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 4, 2024
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. Christine Schuermann, Administrative Services Associate/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. February 5, 2024 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

NEW BUSINESS

- 1. Application #24-005 Minor Site Plan For A Fence Within The Front-Yard Setback Along South Mosley Road and Ladue Road for the Corner Property Addressed as 11304 Ladue Road**

Edward Matejcic, homeowner, has submitted an application for a 4 foot (48") tall, white vinyl 3-rail fence section, approximately 15 feet from the property line, within the area equivalent to the front-yard setback along South Mosley Road. The subject property is a corner lot, zoned A Single Family Residential, which has two front yard



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setbacks of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

2. PUBLIC HEARING. Application #24-006: A Conditional Use Permit for a Warehouse/Storage Use For Truck Depot St. Louis Located at 1107 North Warson Road

Alexander Bobrusev, of Truck Depot St. Louis, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1107 North Warson Road in the "LI" Light Industrial Zoning District. The 15,000 square foot space within the existing building will be used for a variety of general warehousing/storage needs that the company fulfills on their own or fulfills for other companies. NAICS 493110 General Warehousing and Storage is a Conditional Use in the "LI" Light Industrial District with review and approval by the City Council upon recommendation by the Planning and Zoning Commission. No exterior changes are proposed.

WORK AGENDA

PENDING APPLICATIONS

1.
 1. Electric Vehicle Charging Station Text Amendment Work Session
 2. 31 Beacon Hill Lane Site Development Plan for Front-Yard Fence
 3. Draft CIP
 4. Congregation Shaare Emeth Temporary Use Permit

DEPARTMENT REPORTS

April 15th, 2024 Planning and Zoning Commission Meeting Cancellation

ADJOURNMENT



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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.

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.