



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 18, 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. March 4, 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. Presentation of the FY2025-FY2029 Capital Improvement Program:**
City Staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff will present the draft CIP to the Planning and Zoning Commission and plan to seek the Commission's recommendation on this plan. Adoption of the plan by the City Council is currently scheduled for consideration on April 8th.
The current draft CIP is included as an attachment to this agenda item. The



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draft CIP can also be found on the City's website at:
<https://www.crevecoeurmo.gov/95/Capital-Improvement-Program>

2. Application #24-007: Minor Site Plan for a Fence Within the Front-Yard along Beacon Hill Lane for the Corner Property Addressed as 31 Beacon Hill Lane

Summary: Caroline Miller, homeowner, has submitted an application for a 4.5 foot (55") tall, black, aluminum fence, within the area equivalent to the front-yard along Beacon Hill Drive. The subject property is zoned A Single Family Residential. The applicant is seeking site plan approval for the fence to be located within the front yard which will be 75 feet from the property line at its closet point. City Council action is not required.

3. Application #24-008: Minor Site Plan for a Temporary Use Permit for Congregation Shaare Emeth at the Property Addressed as 11645 Ladue Road

Summary: Robert Colton, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 60-day period in order to hold Camp Emeth, a Jewish Day Camp, on the property. Day Camp will run from 9:00 AM to 3:30 PM from June 1 to August 5. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section 405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

WORK AGENDA

PENDING APPLICATIONS

1.
 - **Conditional Use Permit for (NAICS 532310) General Rental Centers for EquipmentShare located at 1121 North Warson Road.**
 - **Minor Site Plan for a Fence with Gates within the Front Yard Setback located at 303 South New Ballas Road.**
 - **EV Charging Work Session.**

DEPARTMENT REPORTS



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Olia Village Economic Incentives Update

ADJOURNMENT

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.