



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
APRIL 1, 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 18, 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. PUBLIC HEARING. Application #24-009: A Conditional Use Permit for a General Rental Center Use for EquipmentShare Located at 1121 North Warson Road**

Jeffrey Williams, of EquipmentShare, has submitted an application for a Conditional Use Permit for a tool rental center at 1121 North Warson Road in the "LI" Light Industrial Zoning District. The 17,835 square foot space within the existing building will be used to store EquipmentShare's Tool Division inventory of tools and light



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equipment for rent. The hours will be from 7:00 AM to 5:00 PM Monday through Friday with 10 employees at the busiest shift. No exterior changes are proposed. Under Section 405.380, Table A of the Zoning Code, NAICS 532310 General Rental Centers, requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. #24-010: Site Development Plan For Gates and a Fence Within The Front-Yard Setback Along South New Ballas Road for the Property Addressed as 303 South New Ballas Road

Jeffrey Bernstein, of Jeffrey Homes, LLC, has submitted an application for a 6-foot-tall, black aluminum perimeter fence with two 8-foot-tall gates with stone columns in the same material as the house within the area equivalent to the front-yard setback along South New Ballas Road. The subject property is zoned A Single Family Residential which has a front yard setback 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 walls, entry columns, and gates in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080. City Council approval is not required.

WORK AGENDA

- 1. Site Coverage for Non-Residential Uses in Residential Districts**
- 2. EV Charging Zoning Regulations**

PENDING APPLICATIONS

DEPARTMENT REPORTS

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



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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.