



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JUNE 17, 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. June 3, 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 #24-002: Preliminary Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District**

Request to Continue to the July 1, 2024 Planning and Zoning Commission Meeting Agenda



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2. Venable Park Master Plan

Jason Valvero, Director of Recreation, will present the Venable Park Master Plan to the Commission for review and comments prior to the City Council adoption of the Plan. No vote is requested.

3. Public Hearing. Application #24-017: A Conditional Use Permit for a Theater Company, Winter Opera St. Louis, Located at 1283 Research Boulevard

Gina Galati, of Winter Opera St. Louis, has submitted an application for a Conditional Use Permit for 1283 Research Boulevard in the "LI" Light Industrial Zoning District. The 13,134 square foot space within the existing building will be used for offices, alterations, costume, props and set storage, practice rooms and performance rehearsals. The hours will be from 10:00 AM to 4:00 PM Tuesday through Friday with 3 employees at the busiest shift. NAICS 711110 Theater Companies and Dinner Theaters 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.

4. Public Hearing. #24-018: An Amendment to an Existing Conditional Use Permit for a New Car Dealer Use for Plaza BMW Located at 777 Decker Lane

Jim Whisler, of Grimes Consulting on behalf of Asbury Automotive St. Louis, has submitted an application for an amendment to the existing Conditional Use Permit for Plaza Motors to allow for the exterior renovation of the existing Plaza Lexus dealership building in order to accommodate the new tenant, Plaza BMW. Located at 777 Decker Lane in the "CB" Core Business Zoning District. NAICS 441110 New Car Dealers are permitted as conditional uses with review and approval by the City Council upon recommendation by the Planning and Zoning Commission.

WORK AGENDA

PENDING APPLICATIONS

1.

- B'nai Amoona 3 Lot Subdivision Located at 350 South Mason Road.
- Text Amendment to Section 405.470.A.22, *Conditional Uses, Various Membership Organizations.*



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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 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.