



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 16, 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, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **September 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. **Public Hearing. #24-023: An Amendment to an Existing Conditional Use Permit with Associated Site Development Plan for St. Louis Elks Lodge #9 Located at 12481 Ladue Road**

George M. Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Tom Commings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the existing conditional use permit to allow for an approximately 1,947 sq. ft. building addition and additional onsite parking spaces in the "A" Single Family



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Residential zoning district. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. #24-024: Final 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

Bill Simpson, of Banjak and Associates, has submitted a request for the final plat approval to subdivide the property at 350 South Mason Road into three lots for three new homes. The total area of each lot is 52.275 square feet. The subject property is zoned A Single Family Residential, and no changes to the zoning district are being requested. The preliminary plat was approved on July 15, 2024 and subdivision improvement plans will be reviewed on an individual lot basis once the lots are sold for development.

WORK AGENDA

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 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: _____



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If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.