



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 27, 2020
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the City Council meeting scheduled for Monday, July 27, 2020, at 7:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the City Council meeting here <https://us02web.zoom.us/j/81539850532>.
The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1 646 876 9923/// Webinar ID: 815 3985 0532
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on the day of the meeting. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

TO MAKE A PUBLIC COMMENT REGARDING QUIK TRIP -

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSf9GiT85SDWK9KDKUEF8LGZKDPEXDSGBJMU5LT4V04Q5JKZ1Q/VIEWFORM?USP=SF_LINK](https://docs.google.com/forms/d/e/1FAIPQLSf9GiT85SDWK9KDKUEF8LGZKDPEXDSGBJMU5LT4V04Q5JKZ1Q/VIEWFORM?USP=SF_LINK)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

https://docs.google.com/forms/d/e/1FAIPQLSf9GiT85sdWK9KDKuef8LGZkDPEXDsgBJMu5lt4V04Q5jkZ1Q/viewform?usp=sf_link

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS



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*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

- 1. Approval of July 13, 2020 City Council Regular Meeting Minutes**
- 2. Building Department - Records Destruction**
Summary: These records have met the retention requirements per the Secretary of State's Office.

BILLS PAYABLE REPORT

For Information Only

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 9, 2020 through July 22, 2020 in the amount of \$489,338.13.

UNFINISHED BUSINESS

- 3. Bill No. 5831 - an Ordinance Authorizing a New Conditional Use Permit with Boundary Adjustment and Site Development Plan Approval for a Quiktrip Gas Station with Convenience Store at 11004, 11026, and 11032 Olive Boulevard and 825 and 827 Graeser Road, and the Redevelopment of the Adjacent Retail Center at 11032 and 11056 Olive Boulevard. First Reading**
Summary: Gwen Keen, Real Estate Project Manager, QuikTrip Corporation, has submitted an application for a Conditional Use Permit and Site Development Plan at 11004, 11026, 11032 and 11056 Olive Boulevard and 825-827 Graeser Road, for a new gas station with convenience store, that includes the redevelopment of the adjacent retail center at 11032 and 11056 Olive Boulevard. Gasoline Stations with Convenience Stores (NAICS 447110) require a conditional use permit in the GC-General Commercial District subject to a public hearing and recommendation of the Planning and Zoning Commission with final approval by the City Council. The Planning and Zoning Commission completed the public hearing at it's special meeting on June 3, 2020, and continued the discussion to the June 15 and July 6, 2020 meetings. The Planning and Zoning Commission recommended denial of the conditional use permit and site development plan, and approval of the boundary adjustment at its meeting on July 6, 2020.



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- 4. Bill No. 5832 - an Ordinance Imposing a Parks and Stormwater Sales Tax at the Rate of One-Half of One Percent and Calling for Submission to the Voters of a Proposition Authorizing Such Tax. Final Reading and Passage**
Summary: The citizens' Parks and Historic Preservation Committee, Storm Water Committee, and Finance Committee have recommended placing a one-half cent parks and storm water sales tax measure on the November 3, 2020 ballot. If approved, the sales tax would be used to fund parks and storm water control in the City of Creve Coeur, including improvements envisioned in the City's Parks Master Plan and Storm Water Master Plan.
- 5. Bill No. 5833 - an Ordinance Authorizing the Installation of One (1) Fire Hydrant for Santino Court, Located on the South Side on the Lot Lines Between Lots Seven (7) and Eight (8) in the City of Creve Coeur, Missouri. Final Reading and Passage**
Summary: Authorizing Missouri American Water to install a fire hydrant on Santino Court.

NEW BUSINESS

- 6. Bill No. 5834 - an Ordinance Amending Table A: Permitted and Conditional Uses and Provisions in Section 405.470 Conditional Uses, of Article VI Standards for Permitted, Accessory and Conditional Uses, of the Zoning Code of the City of Creve Coeur, Missouri to Allow for Drug and Druggists' Sundries Merchant Wholesalers (Naics 424210) as a Conditional Use in the Gc-General Commercial District. First Reading**
Summary: Paul Martin, attorney on behalf of Larry Malashock, owner of LARPAT LLC at 10880 Baur Boulevard, has submitted an application for a text amendment to the zoning code to allow Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a conditional use in the GC-General Commercial District. Currently, the aforementioned use is not permitted in the GC District. If the text amendment is approved, the applicant intends to file for a conditional use permit to allow Baur Distributing to operate within a portion of the Baur Executive Suites building at 10880 Baur Boulevard. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on July 20, 2020.
- 7. Bill No. 5835 - an Ordinance Repealing Ordinance 2159 and Issuing a New Conditional Use Permit for a 919 Square-Foot Eating and Drinking Establishment, for Vitality Bowls, Located at 741 N. New Ballas Road, Within the Plaza Shops Shopping Center. First Reading**



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Summary: Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), has submitted for a conditional use permit for a new fast casual, 919 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141. The subject property is zoned CB, Core Business District. All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval at its meeting on July 20, 2020

8. Bill No. 5836 - an Ordinance Authorizing a New Conditional Use Permit for Application for an 88-Bed, 25,017 Square Foot Medical Drug Testing and Research Facility for BioPharma at 10330 Old Olive Street Road, Zoned GC-General Commercial. First Reading

Summary: Andrew Janis, of BioPharma Services USA, Inc., has submitted a conditional use permit application for a 88-bed, 25,017 square foot Medical Drug Testing and Research Facility at 10330 Old Olive Street Road, Creve Coeur, MO 63141, and where patients/subjects usually stay a day or two, but sometimes can be longer. All Other Miscellaneous Ambulatory Health Care Services, NAICS 621999, are conditional uses in the GC-General Commercial District with review at the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission recommended approval at its meeting on July 20, 2020.

9. Bill No. 5837 - an Ordinance Amending Deer Hunting Regulations, Section 205.305, by Adding a New Subsection 4.F Authorizing Hunting in Certain City Parks on a Limited Basis. First Reading

Summary: As a component of the city's deer mitigation efforts, city staff and Council have discussed allowing a controlled hunt in one or more city parks to further control the deer population in the community. The proposed ordinance will allow for such activity in Millennium, Conway and Malcolm Terrace Parks, with approval of the Chief of Police.

10. Resolution No. 1497 - a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of an Agreement with St. Louis County Regarding a Community Development Block Grant for Accessibility Improvements to Public Facilities Within the City.

Summary: The City is eligible to receive up to \$20,000 in federal funding each year through the Community Development Block Grant program. This program can reimburse expenses related to a variety of activities, including infrastructure upgrades to improve accessibility. Public Works staff recommends that the City apply for a grant to fund improvements to several bus stops along North New



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Ballas Road. Improvements would include the construction of an accessible concrete pad and the addition of a park-like bench at three bus stops. No facilities currently exist at any of these bus stops.

11. Resolution No. 1498 - a Resolution to Amend Resolutions 907 and 992 Adopting the Citizen's Guide to Advisory Boards, Committees and Commissions for the City of Creve Coeur.

Summary: Staff has reviewed the document and updated.

BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

13. Venable Park Re-Dedication

Summary: A tentative date of Saturday, June 19, 2021, has been set for the re-dedication of Venable Park.

BUSINESS FROM CITY ADMINISTRATOR

14. Farmer's Market

Summary: The Creve Coeur Farmer's Market has closed, staff will provide an update on the market and outlook going forward.

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 07/23/2020
Deborah Ryan, MPCC
City Clerk