



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 15, 2014
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**

4. APPROVAL OF MINUTES

A. Draft Minutes from the Meeting of August 18, 2014

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

A. Application #14-008: an Ordinance Amending Section 405.470, Conditional Uses, of the Creve Coeur Zoning Ordinance to Allow for Drive-Thru Restaurants on Sites of Two or More Acres with Certain Requirements, and to Correct a Clerical Error.

The Director of Community Development, on behalf of the City of Creve Coeur, has submitted a request for a text amendment to revise the criteria to allow for drive-thru restaurants on sites of two (2) or more acres, subject to certain building and site criteria.

7. NEW BUSINESS

A. Application #14-029: Approval of a Minor Site Development Plan for a Fence Within the Front-Yard Setback for the Property at 12068 Ladue Road

Nick Johnson, of Precision Fence and Vinyl, on behalf of the homeowner of 12068 Ladue Road, Janard Selvasekaran, has submitted an application for approval of a six-foot, open slatted black metal fence, located approximately 25 feet from the front and 15 feet from the side-yard along Beacon Hill Lane property line, where the setback along adjacent streets is 50 feet. The subject property is zoned "A" Single-Family Residential District.

B. Public Hearing

Application #14-028: Approval of the Site Development Plan and Conditional Use Permit for a Jimmy John's Restaurant with Drive-Thru Facilities at 13140 Olive Boulevard

Chris Sedlak, of Sedlak Properties, LLC, has submitted a request for a conditional use permit and site development plan for a 2,000 square-foot Jimmy John's restaurant with drive-thru facilities, 24 indoor seats, and 8 outdoor seats, to be located 13140 Olive Boulevard, Creve Coeur, Missouri 63141. The subject property is zoned GC (General Commercial) District. All limited-service restaurants (NAICS 722513) and drive-thru facilities are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

8. WORK AGENDA

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____
Paul Langdon
Planning Director