



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 4, 2015
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. Jessica Stutte, Planning Assistant
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 April 6, 2015**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Application #15-006: Approval of a Subdivision Sign for the Mosley Grove Subdivision

William Levinson, of Benton Homebuilders, has submitted a request for two monument signs, where the monument structure has a maximum height of 6.5 feet at the top of the arch, on the north and south side of Elsie Manor Court. Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan. Planning and Zoning Commission approved the final plat for the minor Subdivision on May 19, 2014, and the subdivision is currently under construction.

Applicant: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway, Suite 106
Creve Coeur, MO 63141

B. Application #15:009: Approval of a Boundary Adjustment to Combine the Lots Addressed as 12825 & 12819 Mason Manor Road

Clement Construction is seeking to combine the two lots into one lot. The lot at 12825 Mason Manor Road is 0.952 acres and the lot at 12819 Mason Manor is a 20-foot wide strip to the east that is approximately 0.092 acres. The combined lots will total 1.044 acres, where a minimum of one acre is required for properties in the A Single-Family District. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act not subject to the typical subdivision requirements.

Property Owner: Clement Construction
1118 St. Theresa Dr.
Dardenne Prairie, MO 63368

Owner's Agent: Jessica Hargrave
Bax Engineering
221 Point West Blvd
St. Charles, MO 63301

8. WORK AGENDA

A. Comprehensive Plan Primer

Staff Representative: Carl Lumley, City Attorney

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____
Paul Langdon
Planning Director