



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 17, 2015
7:00 PM

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.

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. Draft Minutes from the July 20, 2015 Planning and Zoning Commission Meeting**

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

1. Application #14-022: Approval of a Revised Site Development Plan at the Shoppes at Westgate Located at 12410-12428 Olive Boulevard. Request to Continue.

An application has been submitted to revise the site development plan for the Shoppes at Westgate including the renovation of the exterior of the building, new landscaping, and additional parking spaces. Included in the request is the location of artwork to be coordinated with the City's Arts Committee and the possible establishment of an "art on loan" program in consideration of site bonus coverage to 66.8%. Sufficient details of the agreement with the Art Committee regarding the loaned artwork have not been provided at this time. Therefore, Staff is requesting to continue the item to the September 6th meeting date.

NEW BUSINESS

1. #15-020 a Minor Site Development Plan for a Fence Within the Front-Yard Setback for The Enclave Bellerive Subdivision

Barry Simon, of Simon Homes, has submitted a request for a minor site development plan for a four-foot tall, masonry courtyard wall/fence that will project up to seven feet into the front setback. The request is for the entire subdivision, as well as specific to 324 Wythe House Court, as they would like to offer this as an option for all homes in the subdivision.

Applicant: Barry Simon
Simon Homes
632 Trade Center Boulevard
St. Louis, MO 63005

2. Application #15-021: Various Text Amendments to Article VIII Sign Regulations for Greater Clarification of Terms and Existing Concepts, General Corrections and Formatting

The Planning Division has requested several minor amendment to the Article VIII Sign Regulation of the City of Creve Coeur Zoning Ordinance based upon recent ruling by the Supreme Court including emphasis of substitutability clause, as well as general corrections for formatting and typographical errors, clarification of existing concepts and deletion of extraneous text.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Posted: _____

Paul Langdon
Planning Director