



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 5, 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. Comprehensive Plan Public Workshop 1 September 21, 2015 Draft Minutes**
- 2. September 8, 2015 Draft 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

- 1. Application #14-022: Approval of a Revised Site Development Plan at the Shoppes at Westgate Located at 12410-12428 Olive Boulevard. Request to Un-Table and Schedule for Review at the October 19, 2015 P&Z Meeting.**

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%.

NEW BUSINESS

1. Public Hearing. Application #15-023: Approval of a Conditional Use Permit for Fit-Flavors and Smoothie Bar Within CityPlace Retail at 11615 Olive Boulevard, Unit 9C.

Jillian Tedesco, of Fit-Flavors, has submitted a conditional use permit application for a new Fit-Flavors location, with a juice bar, at 11615 Olive Boulevard Unit 9C within the CityPlace Retail in a portion of the space formerly occupied by Creve Coeur Camera. Fit Flavors offers healthy prepared meals to go, and smoothie/juice bar. The new location is 1,644 square feet with 8-10 seats. All Snack and Nonalcoholic Beverage Bars (NAICS 722515) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts.

2. Public Hearing. Application #15-025: Conditional Use Permit for Readings by Nancy, Psychic Services Office at 11628 Old Ballas Road Within the Centerco Office Suites Building

Nancy Fleming, of Readings by Nancy, has submitted an application for a conditional use permit for psychic and medium readings, and intuitive guidance advising services within the Centerco Office Suites, located at 11628 Old Ballas Road, Suite 207. The Applicant will be renting a 120 sq. ft. office space within the building to offer one-on-one new age services of reiki, meditation, intuitive guidance and advising for the entertainment value of one's mind, body and soul. . Psychic Services are categorized as NAICS 812990 All Other Personal Services and are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts. The Applicant is not pursuing any changes to the exterior of the building or site.

3. Application #15-026: Minor Site Development Plan for a Fence/Wall Within the Front-Yard Setback Along Warson Downs Road for the Property at 15 Warson Downs Road

Bill Kemp, of Kemp Homes, has submitted a request for approval of a 3.5 foot tall garden wall and stair wall within the front yard setback of the new home at 15 Warson Downs Road. The home is currently under construction.

4. Application #15-027: 32 Square Foot Neon Window Signs for Saleeby & Associates Investment Firm at 11301 Olive Boulevard

Raymond Saleeby, Saleeby & Associates, Inc. has submitted an application for approval of two, 16 square feet neon window signs, for a total of 32 square feet of sign area to be placed on the inside of the window for the building at 11301 Olive Boulevard. Section 405.930.F.6.Illuminated Signs of the City of Creve Coeur Sign Regulations states that the use of exposed neon in a window sign(s) with aggregate area larger than six square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

WORK AGENDA

1. Comprehensive Plan Update 10-05-15

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development