



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 16, 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

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Mr. James Faron
Ms. Muriel Hall
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

November 2, 2015 Planning and Zoning Commission Meeting 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: Revised Site Development Plan Approval at the Shoppes at Westgate. Request to Continue to December 21, 2015 Meeting**

Jim Hall, Architect on behalf of the property owners, has been submitted an application 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 in consideration of increasing site bonus coverage to 66.8%. Staff is continuing to work with the Applicant, and request that the item be continued to the December 21st meeting date.

NEW BUSINESS**1. Application: #15-030: Text Amendments to Table A Permitted and Conditional Uses to Allow for Pet Spa Services in the CB Core Business District. WITHDRAWN.**

Text Amendment not required.

2. Application #15-031: Approval of New Lighting Fixtures of the American Optometric Association Building at 243. N. Lindbergh Boulevard.

Toby Heddinghaus, of Gray Design Group, has submitted an application on behalf of the American Optometric Association for new light fixtures on the new patio area. The Planning and Zoning Commission reviewed and approved the renovation of the building on June 1, 2015. Lighting for the new plaza entrance was not included at that time. Section 405.680 Lighting of the City's Code of Ordinances requires that all lighting shall be downcast and fully shielded. However, lighting with exceptional architectural elements or detail, that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission.

3. Agreement with St. Louis County for the Reconstruction of Woodfield Lane and the City's Acceptance of Woodfield Lane as a Public Street

St. Louis County has proposed an agreement with the City whereby the County will secure the right of way along the private portion of Woodfield Lane, the County will reconstruct the private portion of Woodfield Lane to the City's standards, and the City will accept the private portion of Woodfield Lane as a public street. City staff has reviewed this agreement and recommends that the City pursue it.

Staff seeks the recommendation of the Planning and Zoning Commission regarding the adoption of the newly rebuilt Woodfield Lane as a public street.

4. Application #15-032: Minor Site Development Plan for a Sports Court at 485 Twin Creek Road

Austin Helfers has been submitted for approval of a minor site plan for a 30 feet by 30 feet sports court located in residential districts which requires Planning and Zoning Commission approval. The court is 15 feet from the side and rear yard. The property

owner is maintaining a site coverage of 21.7%, where 25% in the A Single Family District is allowed. No fence or lighting of the sports court is included with this application.

WORK AGENDA

1. Memo on Minor Site Plan Review and Approvals

DEPARTMENT REPORTS

1. Director of Community Development
 - a. Draft 2016 P&Z Meeting Schedule
 - b. Upcoming Agenda Items
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development