



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 21, 2015
6:00 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. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. Planning and Zoning Commission Meeting Minutes from Comprehensive Plan Workshop #2
2. November 16, 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**
Jim Hall, Architect on behalf of the property owners, has 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%.

NEW BUSINESS

1. **PUBLIC HEARING. Application #15-033: Approval of an Amendment to the Conditional Use Permit for Anis Hyderabad House Indian Restaurant AT 12637-12639 Olive Boulevard Within the West Park Retail Center. Request to Continue to January 4, 2016 Meeting.**
Anitha Koppa, of Anis LLC, submitted an application for an amendment to the conditional use permit for Anis Hyderabad House Indian Restaurant located at 12637 Olive Boulevard within the West Park Retail Center, for a 1,865 square foot expansion into the tenant space addressed as 12639 Olive Boulevard to offer a full service dining area. Due to a noticing error, the Public Hearing needs to be postponed until the January 4, 2016 meeting.
2. **APPLICATION #15-034: CONDITIONAL USE PERMIT FOR THE CROSSINGS CHURCH, AT 1265 N. WARSON ROAD. Request to Table to the February 17, 2016 Meeting**
John Benjamin Mullins, of The Crossings Church, has submitted an application for a conditional use permit for a new church location within the tenant space addressed as 1265 N. Warson Road. All Religious Organizations, Include Retreat Houses (NAICS 813110), are permitted as a conditional use in the LI District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Applicant is not pursuing any changes to the exterior of the building or site, except to add a new wider front door entrance into the space, and the properly strip the parking lot. The proposed use at this location will require a text amendment.
3. **Application #15-035: Site Development Plan Approval for Greenhouse Expansion for the Danforth Plant Science Center**
Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, submitted an application for site development plan approval for a

6,682 square foot greenhouse addition. Site development plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

4. Public Hearing. Application #15-036: for Master Sign Plan for the Danforth Plant Science Center Campus

Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for a master sign plan for the entire Donald Danforth Plant Science Center Campus. The request will allow for new signs throughout the campus and a new large monument sign along Olive Boulevard.

5. Public Hearing. Application #15-037: for a New Master Sign Plan for the City Place Campus

Chris Woods of Redico on behalf of the property owners has submitted an application to amend the CityPlace Master Sign Plan, to include guidelines for greater flexibility in the design and location of tenant and identification signs.

WORK AGENDA

1. Comprehensive Plan—Progress Update

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development