



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 18, 2016
6:30 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. Don Magruder
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

1. March 21, 2016 Draft 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. Public Hearing Continued. Application #16-005: Text Amendments to Section 405.470(A)(31) Relative to Conditional Use Standards for Multi-Family Dwellings in the CB Core Business District

George Stock of Stock & Associates on behalf of Michael Towerman of TriStar Property Acquisitions LLC has submitted a text amendment application to reduce the minimum dwelling unit size, reduce the average dwelling unit size, and eliminate the requirements for underground parking for multi-family developments within the CB Core Business District.

NEW BUSINESS

1. Public Hearing. Application #16-012 for a Conditional Use Permit and Site Development Plan for the Renovation of the Plaza BMW Dealership at 11858 Olive Boulevard

Brian DePouli, of Asbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow a service bay addition to the rear and showroom addition to the front as part of an exterior renovation of the Plaza BMW Dealership building located at 11858 Olive Boulevard.

2. #16-011 Approval of a Minor Site Development Plan for Equipment Enclosure for Monsanto Storage Facility Within the Tenant Space at 1141 N. Warson Road

David Wolff, of Arcturis, submitted an application on behalf of Monsanto for a minor site plan to enclose new outdoor equipment with a 10.5 foot tall sight proof fence within an area that sits one foot above grade. The enclosed dumpster is approximately 11.5 feet by 14 feet, with a larger fenced enclosure area of approximately 30 feet x 20.5 feet adjacent to the building at 1141 N. Warson Road, within the First Industrial Complex. The proposed equipment enclosure area is adjacent to the main entrance to the tenant space on the north side of the building due to operational needs and servicing.

WORK AGENDA

1. Work Agenda: Police and Government Center Needs Analysis

City staff and the consulting architect will discuss the Government Center Needs Analysis with the Planning and Zoning Commission.

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development