



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 19, 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
Ms. Muriel Hall
Mr. Don Magruder
Mr. Gene Rovak
Ms. Heather Silverman
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. December 5, 2016 Planning and Zoning Commission Draft 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: #16-030: For A Conditional Use Permit And Site Development Plan For A Panda Express Restaurant, With Drive-Thru Service At 10453 Olive Boulevard Within Creve Coeur Pavilion Shopping Center**

The Applicant has requested to postpone the matter to the January 17, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

NEW BUSINESS

- 1. Application: #16-033: Approval of a Revised Site Concept Plan and Site Development Plan for St. Louis Priory School for New Addition to the High School Building**

Kevin Kerwin, of HKW Architects, has submitted an application on behalf of St. Louis Priory School, for a new site concept plan and site development plan for an 8,070 square foot addition to the north side and a 4,920 square foot addition with an outdoor patio to the east side of the existing High School building in the center of the campus. In the Higher Education District, all site concept and site development plans require Planning Commission approval. City Council action is not required.

- 2. PUBLIC HEARING. Application #16-034: for an Amendment to Ordinance #5294 to Allow for a Rear-Yard Encroachment for Lot 5 and Removal of the Sight-Proof Fence Along the South and East Boundary of the Villas on Mosley Subdivision**

William Levinson, of Benton Home Builders, Inc., submitted an application to amend Ordinance #5294 that authorized the Residential Designed Development and Subdivision and Site Development Plan for the Villas at Mosley Subdivision, to allow for a cantilever living area to protrude into a rear yard setback up to 2.5 feet and 8 feet in width, when such rear yard adjoins common ground for Lot 5, and to eliminate the proposed fence along the south and east portions of the subdivision.

- 3. PUBLIC HEARING. Application #16-035: Approval for a Master Sign Plan for the West Oak Shopping Center Pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances**

Dan Capps, of Caplaco Nine, Inc, submitted an application for a Master Sign Plan for the Dierbergs/West Oak Shopping Center at 11411-111493 Olive Boulevard to allow the identification of the Starbucks kiosk within the grocery store, and the prior approved, non-conforming ground signs, under a single operating document. Section 405.950(J) Master Sign Plan allows flexibility in the design of planned developments and large campus development of contiguous multi-acre areas as an alternative to what would otherwise be allowed. Signs may be permitted in accordance with a Comprehensive Plan of signage subject to certain criteria and the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code.

WORK AGENDA

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development