



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 17, 2017
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 19, 2016 Planning and Zoning Commission Draft Meeting Minutes**

2. December 15, 2016 Planning and Zoning Commission Draft Special 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 February 21, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

NEW BUSINESS**1. Application #17-001: Boundary Adjustment Plat between Mercy Hospital at 12120 Conway Road and Temple Emanuel at 12166 Conway Road**

George Stock, of Stock and Associates, on behalf of Mercy Hospital, has submitted for a boundary adjustment to move the northwest property line abutting Temple Emanuel west by approximately 155 feet, adding 0.968 acres to the site of the former Skilled Nursing Facility at 12120 Conway Road. Mercy will purchase this area for a future redevelopment of the site for a medical office building which will be reviewed by the Planning and Zoning Commission and City Council at a later date. The lot at 12120 Conway will be increased from 7.734 acres to 8.702 acres, zoned PH District. The Temple Emanuel, property, at 121266 Conway, zoned A Single Family Residential, will be decreased to 6.237 acres.

2. Application #17-002: Boundary Adjustment and Site Development Plan Approval for Parking Lot Addition and Facade Improvements for the Property at 9974 Old Olive Street Road

The Applicant has requested to postpone the matter to the February 6, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

3. Application #17-003: Site Development Plan Approval for Barnes Jewish West County Replacement Hospital, New Attached Medical Office Building, and Associated Parking

The Applicant has requested to postpone the matter to the February 6, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

4. PUBLIC HEARING. Application #17-004: Text Amendments to the Zoning Ordinance Allowing Indoor Firearms, Pneumatic Gun and Archery Ranges as a Permitted Use in the LI-Light Industrial District and Establishing a Parking Standard for Such Uses

The Director of Community Development, on behalf of the City of Creve Coeur, has submitted a text amendment application to Chapter 405, Zoning Ordinance, Attachment

1, Table A: Permitted and Conditional Uses to allow indoor firearms, pneumatic gun and archery ranges as a permitted use in the LI- Light Industrial District; and, Section 405.820 Required Off-Street Parking Spaces to establish the minimum number of off-street parking spaces for such uses.

WORK AGENDA

DEPARTMENT REPORTS

1. Director of Community Development
 - a. Comprehensive Plan Update Public Comment Received 1-12-2017
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development