



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 21, 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. January 17, 2017 Planning and Zoning Commission Draft Meeting Minutes
2. February 6, 2017 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 #16-028: a Resolution of the Planning and Zoning Commission of the City of Creve Coeur, Missouri, Adopting the Creve Coeur 2030 Comprehensive Plan as the Official Land Use Plan of the City

The Commission has completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including by engaging a consultant and, with their assistance and the guidance and support of the Department of Community Development, holding a series of public workshops, focus group meetings, and work sessions. The public hearings were conducted over the course of four meetings on October 20, 2016, November 7, 2016, November 21, 2016 and December 15, 2017, and revisions to the plan were incorporated.

2. 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 table the application as they continue to work through the issues. Once they are ready to proceed, Staff will re-notice the project for review. A motion to table the item is needed.

3. 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 for Edwin Pepper Interiors

The Applicant has requested postponing the review of the project until the March 6th Planning and Zoning Commission Meeting date. A motion to continue the item until that time is needed.

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

George Stock, of Stock and Associates, has submitted an application on behalf of Barnes West County Hospital, at 12634 Olive Boulevard, Creve Coeur, MO, 63141, for a site development plan on the BJC medical campus that will include a 260,000 square foot new replacement hospital; a 100,000 square foot, attached medical office building; and, associated parking.

NEW BUSINESS

None

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development
 - A. **Update: Plant Science and Technology Master Plan (39 North)**
 - B. **Cancellation of the July 3, 2017 Planning and Zoning Commission Meeting**
2. City Attorney

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development