



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 18, 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. September 5, 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. PUBLIC HEARING. Application #17-018 Text Amendment to Article VIII Sign Regulations. Request to Continue.**

David Hutkin, Hutkin Properties Group, LLC; Tom Stern, Gershman Commercial Real Estate; Ken Capps, Capitol Land Company; and, Paul Hilton, Creve Coeur Plaza Associates, have submitted an application to amend the sign regulations of the Zoning Ordinance pertaining to ground signs and attached signs for corner uses in non-residential zoning districts. Staff is requesting that the public hearing on this application be continued for additional review and coordination. A motion to continue the item to October 2, 2017 Planning and Zoning Commission meeting is required.

NEW BUSINESS**1. PUBLIC HEARING. Application #17-027: Text Amendments to Various Section of the City's Zoning Ordinance Regarding Residential Development**

Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences.

2. PUBLIC HEARING. Application #17-030: Conditional Use Permit and Site Development Plan for New 1,400 Square Foot Entrance Lobby Area for Traditional Congregation of Creve Coeur at 12437 Ladue Road

George Stock, of Stock and Associates, on behalf of Traditional Congregation located at 12437 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a conditional use permit and site development plan approval for a 1,400 square foot building addition for the existing Congregation. All Religious Organizations (NAICS 813110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Traditional Congregation was originally established in 1966, prior to annexation into the City and therefore has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition.

WORK AGENDA**DEPARTMENT REPORTS**

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director