AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, APRIL 16, 2018

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. **April 2, 2018 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 #18-010: Text Amendment to the Zoning Ordinance to Allow and Provide Development Standards for Attached Townhouses and Multi-Family Dwellings as a Conditional Use in the General Commercial (GC) District**
   George Stock, of Stock & Associates Consulting Engineers, Inc., on behalf of Matt Segal, of Payne Family Homes, has submitted an application for a text amendment to Section 405.360(C) and Table A: Permitted and Conditional Uses to allow attached townhouses and multi-family dwellings as a conditional use within the GC-General Commercial District and to provide development standards for such uses within Section 405.470 Conditional Uses of the Zoning Ordinance. The proposed text amendment would be in furtherance of a proposed development at 611 N. Lindbergh Boulevard.

NEW BUSINESS

1. **Application #18-015: Minor Site Development Plan For A 54" Wrought-Iron Style Fence Within The Front-Yard Setback From N. New Ballas Road For The Property Addressed As 11900 Emerald Green Drive**
   Chuck Woods, homeowner, has submitted an application for a 54-inch tall, wrought-iron style fence, approximately 20 feet within the setback along N. New Ballas Road, for the property addressed as 11900 Emerald Green Road to allow for additional yard area between the fence and the safety barrier for a new pool. Under City of Creve Coeur's Zoning Ordinance Section 405.640 (C) Fences Within The Front Yard Section And Along Street Right-Of-Way any fence over 4 feet in height within the front yard setback or the area equivalent to the front yard setback requires review by the Planning and Zoning Commission. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along any street right-of-way. Section 405.240(B)(1)(a) requires an additional 40 feet from the centerline of Ballas Road, plus the district building setback.

2. **PUBLIC HEARING. Application #18-016: Amend The Conditional Use Permit And Site Development Plan For The Renovation Of The Waterway Gas And Wash Located At 10559 Old Olive Street Road**
   Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. Renovations include an addition to the building and reorienting the gas pumps and canopy structure. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

3. **PUBLIC HEARING. Application #18-017: Conditional Use Permit For Schaefer Auto Body Center At 10771 Baur Boulevard To Expand Into The Entire Building, For A Total Of 61,350 Sq. Ft.**
   Scott Schaefer, of Schaefer Auto Body Center, Inc., has submitted a request for a conditional use permit for the Schaefer Auto Body Center at 10771 Baur Boulevard to expand within the existing building to a total of 61,350 square feet. Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the LI-Light Industrial District.

WORK AGENDA / DISCUSSION ITEM

1. **2018 PGA Championship At Bellerive Country Club**
   A representative of the PGA will be in attendance to provide information on the temporary use of properties located in Creve Coeur in association with this summer's PGA Championship event.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development