



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 21, 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. James Myers
Mr. Gene Rovak
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. May 7, 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**NEW BUSINESS**

1. Public Hearing. #18-020: Application to Amend the Conditional Use Permit and Site Development Plan for Parking Lot Expansion and 6,421 Gallery/Building Addition for Congregation B'nai Amoona at 324 S. Mason Road

Margaret Goodin, of HOK, on behalf of Congregation B'Nai Amoona at 324 S. Mason Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the conditional use permit to allow for a new 6,421 sq. ft. gallery/building addition and parking lot expansion. 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.

2. Application #18-021: Approval of the Final Plat, Subdivision Improvement Plans and the Subdivision Development Sign for the Santino Court Subdivision

Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the final plat approval, subdivision improvement plans, and approval of the residential development sign for the Santino Court Subdivision. City Council authorized the rezoning of the properties to B Single Family Residential with Residential Designed Development with Ordinance 5570 on February 23, 2018. Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it should be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

3. Application #18-022: Boundary Adjustment Plat Within the Various Lots of the Creve Coeur Pavilion Addressed as 10401, 10453, 10497 Olive Boulevard, and 10598 Old Olive Street Road

Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for a boundary adjustment between 10401, 10453, 10497 Olive Boulevard and 10598 Old Olive Street Road, to clean up some of the existing lot lines within Lot 1, and adjust Lot 2 and 3, to comply with the ordinance that the lot for the drive-thru restaurant be on two acres.

4. Five Year Annexation Map Plan

The St. Louis County Boundary Commission requires municipalities to submit a Five Year Map Plan by July 1, 2018 prior to any formal annexation request other than boundary adjustments within the five year period. The City is not obligated to pursue any of the land area shown on the Map Plan and the land area may further be reduced. The Planning and Zoning Commission will review the proposed Map Plan and provide a recommendation to City Council.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development