AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, JULY 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. 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. **June 18, 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

None

NEW BUSINESS

1. **Application #18-025: Boundary Adjustment for Enclave Bellerive Plat Four of Lots 1 through 4 and Common Ground and Part of Vacated Mason Road**
   Greg Vatterott, of C.F. Vatterott Construction, on behalf of the property owners of Nomini Court for the above referenced addresses, is seeking a boundary adjustment, along with a municipal boundary adjustment to formally include the former vacated right-of-way that was the original Mason Road to each of the adjoining lots and have all of the properties within the City of Creve Coeur.

2. **PUBLIC HEARING. Application #18-026: Conditional Use Permit for a New Café Coeur Restaurant at 10477-10479 Old Olive Street Road, Within the Willowbrook Shopping Center**
   Moshe Plotnik, of Cafe Coeur, LLC, submitted an application for a conditional use permit for a 2,300 square foot, full service restaurant at 10477-10479 Old Olive Street Road, with 70 indoor seats, within the Willowbrook Shopping Center. All full service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. **Application #18-027: Minor Site Plan for a Fence Within the Front Setback for the Immanuel Lutheran Cemetery at 646 N. Warson Road**
   Dick Crane, on behalf of Immanuel Lutheran Cemetery, at 646 N. Warson Road, Creve Coeur, MO, has submitted an application for a minor site plan for two, four-feet by six feet, open slatted fence panels to attach to the existing monument sign. The existing monument sign is approximately 6-10 feet from the property line. The subject property is zoned C Single Family Residential, where the Cemetery is a pre-existing non-conforming use, which has a front-yard setback of 50 feet along any street right-of-way.

4. **PUBLIC HEARING. Application #18-028: Conditional Use Permit and Site Development Plan for New 3,000 +/- Square Foot Building Addition for St. Louis Elks Lodge at 12481 Ladue Road**
   Dan Koziatek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition. Staff needs time to research this matter and therefore Staff is requesting that the item be tabled.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development