



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 20, 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

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

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 6, 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 #18-028: 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 Koziatsek, 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. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

NEW BUSINESS

1. **PUBLIC HEARING. Application #18-029: Text Amendments to Article VIII, Section 405.120, and Section 405.680 of the Zoning Ordinance Regarding Signs and Related Matters.**

Jason Jaggi, Director of Community Development, has submitted an application for revisions to the Sign Regulations and other Sections of the Zoning Ordinance for clarification and cross reference clean up based upon recent court action, as well as general corrections for formatting and typographical errors, clarification of existing concepts and deletion of extraneous text.

2. **Application #18-030: Approval of the Preliminary Plat and Final Plat for the Minor Subdivision of 10598 Olive Boulevard to Create Three Lots Within the Creve Coeur Pavilion Shopping Center**

Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for approval of the preliminary and final plat to subdivide 10598 Olive Boulevard into three separate lots, for a possible future development between the two existing restaurants within the Creve Coeur Pavilion Shopping Center. The Planning and Zoning Commission approved a boundary adjustment for 10598 Olive Boulevard on May 21, 2018 that eliminated 10497 Olive Boulevard, and created one 3.10 acre lot. No changes to the zoning are requested.

3. **PUBLIC HEARING. Application #18-031: a Conditional Use Permit and Site Development Plan for New Parking Lot Lighting and Landscaping for Parkway Baptist Church, Located at 12465 Olive Boulevard. Request to Continue to the September 17, 2018 Planning and Zoning Commission Meeting.**

Richard Cude, on behalf of Parkway Baptist Church, located at 12465 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for replacement parking lot lighting and new landscaping throughout the site. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The subject property is zoned CB-Core Business District. The Applicant has requested that the item be postponed until the

September 17, 2018 Planning and Zoning Commission Meeting. A motion to continue until then is needed.

4. PUBLIC HEARING. Application #18-032: Master Sign Plan for St. Louis Priory School at 500 S. Mason Road

Daniel Kirchhoff, Engraphix Architectural Signage, on behalf of Saint Louis Priory School located at 500 S. Mason Road, has submitted an application for a master sign plan, pursuant to Section 405.950.J. Master Sign Plans. The proposal would allow for replacement monument signs at the two entrances along Mason Road and one at Conway Road. Section 405.950.J. Master Sign Plans provides for the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development