



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 15, 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. October 1, 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. PUBLIC HEARING. Application #18-038: Conditional Use Permit for EM Logistics, a Specialized Freight Trucking in Conjunction with Exotic Motors Used Car Sales. Application Withdrawn

Danny Baker, EM Logistics, LLC, submitted an application for a new conditional use permit for EM Logistics, a Specialized Freight Trucking Long Distance business, except used goods (NAICS 484230) located at 10640 Gateway Boulevard. Specialized Freight Trucking is permitted as a conditional use in the City's LI-Light Industrial District with review by the Planning and Zoning Commission and approval by the City Council. Based upon additional information, the operation will function solely within the office space of Exotic Motors, and the vehicles are parked at a separate facility outside the City. Staff found that revising the Exotic Motors Conditional Use Permit was not necessary and the Application has been withdrawn.

2. PUBLIC HEARING. Application #18-039: Conditional Use Permit For An Automobile And Other Motor Vehicle Merchant Wholesaler, I Buy Luxury Cars, At 1155 N. Warson Road

Danny Baker, of I Buy Luxury Cars, has submitted an application for a conditional use permit for an Automobile and Other Motor Vehicle Merchant Wholesalers business (NAICS 423110) at 1155 N. Warson Road, where all cars are stored inside and are not open to the public. Automobile and Other Motor Vehicle Merchant Wholesalers (NAICS 423110) are permitted as a conditional use in the City's LI-Light Industrial District with review by the Planning and Zoning Commission and approval by the City Council.

3. PUBLIC HEARING. Application #18-040: Conditional Use Permit and Site Development for PK Construction at 1200 Research Boulevard. Request to Continue

Troy Duncan, of PK Construction, has submitted an application for a conditional use permit for a Residential Remodelers (NAICS 236118) business at 1200 Research Boulevard. Residential Remodelers (NAICS 236118) are permitted as a conditional use in the City's LI-Light Industrial District with review by the Planning and Zoning Commission and approval by the City Council. Applicant has requested to postpone the review of this Application until the November 5th, Planning and Zoning Commission Meeting.

4. Application #18-041: Minor Site Development Plan for a Fence Within the Front-Yard Setback Along Ladue Road for the Property at 10490 Ladue Road

Joe Kaminski, homeowner, has submitted an application for a 6 foot tall gate and columns, and a 3.5 foot wrought iron fence along the front yard, 12-13 feet from property line, with the larger columns and gate approximately 25 feet from the property line within the setback along Ladue Road for the property addressed as 10490 Ladue Road. The

subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

5. Application #18-042: Boundary Adjustment For Lots 1, 2, And 3 Of Oak Lake Estates, And Lots 3, 4 And 5 Of The Subdivision Of S.S. Maston, Located At 11109-11141 Olive Boulevard & 11100-11114 Oak Lake Court, Currently Zoned Gc General Commercial And C Single Family Residential

Kevin Kamp, of Civil & Environmental Consultants, Inc. has submitted an application on behalf of Wallis Companies (Arch Energy, LLC), seeking a boundary adjustment, for the above mentioned properties to create two lots. The site received approval to rezone the properties for a Mobil on the Run and Bright Worxs car wash all zoned GC General Commercial with Ordinance No. 5569, and a boundary adjustment plat to consolidate all of the existing lots into one lot. The Applicants are requesting that the two entities be on two separate lots, thus amending the Boundary Adjustment for the development.

6. Application #18-043: Minor Site Development Plan for a Fence Within the Front-Yard Setback Along Graeser Road for the Property at 4 West Windrush Creek Lane

Setu Patolia, homeowner, has submitted an application for a 6-foot tall, wood privacy fence and gate within the setback along Graeser Road for the property addressed as 4 W. Windrush Creek Ln. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet, where the home is non-conforming at 30.2 feet from Graeser Road.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development