



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 19, 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. November 5, 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 #18-040: Conditional Use Permit And Site Development For PK Construction At 1200 Research Boulevard.**

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.

NEW BUSINESS**1. PUBLIC HEARING. Application #18-044: Site Concept Plan, Conditional Use Application For Athletic Field Lighting And Improvements, And Exercise Trail And Bridge Improvements At Missouri Baptist University**

George Stock, of Stock and Associates, on behalf of Missouri Baptist University, has submitted an application for a new conditional use permit for stadium lighting and improvements to the existing athletic field, and building addition, along with the site development plan and lighting of the exercise trail.

Section 405.680(D) Major Outdoor Recreation Facilities of the Zoning Ordinance provides that major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit with review by the Planning and Zoning Commission and approval by the City Council.

2. PUBLIC HEARING. Application #18-045: Master Sign Plan For Bayer (Former Monsanto) Crop Science Campus At 800 N Lindbergh Boulevard And 10300 Olive Boulevard

Mari Sheedlo, of Priority Sign Inc., on behalf of Bayer, has submitted an application for a master sign plan, pursuant to Section 405.955: Master Sign Plans for the Creve Coeur Campus at 800 N Lindbergh Boulevard and 10300 Olive Boulevard. The proposal would allow for replacement of monument signs along Olive Boulevard, Lindbergh Boulevard, and N. Warson Road, and internal signs throughout the campus.

3. Application #18-046: Minor Site Plan Approval For Exterior Modification Of The Building And New LED Parking Lot Lighting At 425 N. New Ballas Road

Molly Studer, of Intelica CRE, has submitted an application on behalf of BMO-I Ballas Place LLC, for modifications to the exterior of the building at 425 N. New Ballas Road, that include painting the existing building a light grey color, and new LED lighting throughout the site. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 also requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

4. PUBLIC HEARING. #18-037: Text Amendments To Chapter 515 Right-Of-Way Usage Code And Chapter 405 The City's Zoning Ordinance For The Deployment Of Small Wireless Facilities

Jason Jaggi, Director of Community Development, has submitted a text amendment application regarding right-of-way usage and small wireless facilities to address recent changes in state law. The submitted changes amend Chapter 515 Right-of-Way Usage Code and, in part, affect zoning. Therefore, Planning and Zoning Commission review is requested.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development