



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 22, 2019
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. January 7, 2019 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. Application #18-050: Minor Site Plan Approval For Exterior Modifications To The Building At 453 N. Lindbergh Blvd.**

Alan Peele, of Cardinal Contractors, has applied for approval of modifications to the exterior of the building at 453 N. Lindbergh Blvd. The proposal consists of painting the existing building a new beige color, adding new gabled roofs to the front facade and cladding the front columns supporting the balcony with stone. The building will be used as a sales and management office only for Cardinal Contracting with no storage of materials or equipment on site. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

NEW BUSINESS**1. Application #19-001: Minor Site Plan Approval For The Exterior Modification To The Building For The Aldi Tenant Space At 11745 Olive Boulevard. Request to Continue**

Adam Noga, APD Engineering and Architecture, PLLC, on behalf of Aldi Inc. has submitted an application for the exterior renovation to the Aldi's tenant space at 11745 Olive Boulevard that includes new entrance canopy structure and lighting. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. Staff is requesting that the item be continued to the February 4, 2019 meeting date.

2. PUBLIC HEARING. Application #19-002: Text Amendments To Various Sections Of The Zoning Ordinance (Chapter 405) To Provide For Regulations Regarding Medical Marijuana Businesses. Request to Table

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for text amendment to various sections of the Zoning Ordinance (Chapter 405) to provide land use regulations for medical marijuana processing and dispensaries to comply with recent state law. Staff is requesting to table the item for further research on the various regulations that maybe required. The item will be re-noticed when ready to proceed for Planning and Zoning Commission review.

3. PUBLIC HEARING. Application #19-003: Text Amendments To Section 405.470(A)(14)(B) Regarding The Regulations For Restaurants To Eliminate The 40% Limitation For Such Uses Within A Retail Or Office Building

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for revisions to Section 405.470(A)(14)(b) where restaurants are limited to two acre sites, however the acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage.

4. Santino Court Subdivision Improvement Plan Request For Extension And Clarify The Language Of Section 4 Within Ordinance No. 5570

Ordinance 5570 authorized the rezoning from A Single Family Residential to B-RDD and preliminary plans for the Santino Court Subdivision on February 26, 2018. The final plat and subdivision improvement plans were reviewed and approved by the Planning and Zoning Commission on May 21, 2018. Council authorized the final plan on June 2018, Ordinance 5590. Section 405.1080(K)(4) states that no site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080. The Applicant's are requesting a one year extension due to the reasons described in a letter received January 8, 2019. Section 4 of Ordinance incorrectly referenced a 180 day prior date. The revised Ordinance corrects this error.

WORK AGENDA**DEPARTMENT REPORTS**

Director of Community Development

1. Capital Improvement Program (CIP) FY 2020-2024 Schedule**ADJOURNMENT**

Posted: _____

Jason W. Jaggi
Director of Community Development