



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 19, 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. February 4, 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

None

NEW BUSINESS

1. Application #19-002: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide for Regulations Regarding Medical Marijuana Businesses. Request to UnTable

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 untable the item and schedule for a public hearing on March 4, 2019

2. Application #19-004: Amended Site Concept Plan and Site Development Plan Approval for Danforth Plant Science Center Greenhouse B Expansion

David Kehm, of Christner, has submitted an application on behalf of the Danforth Plant Science Center for a revised Site Concept Plan for future 19,030 square foot Greenhouse expansion B and 22,010 square foot Greenhouse E and site development plan approval for a 10,043 square foot Greenhouse expansion to Greenhouse B, and a 1,764 square foot addition to the storage building. Site Concept and Site Development Plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

3. PUBLIC HEARING. Application #19-005: Conditional Use Permit and Site Development Plan for New Lighting and Building Improvements for Our Lady of the Pillar Catholic Church

Carl Drafall, of Hastings+Chivetta Architects, on behalf of Our Lady of Pillar Catholic Church and School, located at 401 S. Lindbergh Boulevard, Creve Coeur, MO, 63141, has submitted for a conditional use permit for new parking lot lighting throughout the site and modifications to the exterior of the existing church building. 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 property is zoned A Single Family Residential.

4. PUBLIC HEARING. Application #19-006: an Amended Conditional Use Permit for the Creve Coeur Racquet Club at 12691 Conway Road

Dan Apter on behalf of Creve Coeur Racquet Club (CCRC), has submitted an application to amend the existing conditional use permit to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. NAICS 713940 Fitness and Recreational Sports Centers are permitted as conditional uses within residential districts with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The property is zoned A Single Family Residential.

5. PUBLIC HEARING. Application #19-007: Text Amendments to Various Sections of the City's Zoning Ordinance, Chapter 405, to Allow for Certain Short Term Rentals Within Owner-Occupied Dwelling Units

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to Section 405.450 Permitted Uses to allow short term rentals (such as AirBnB and VRBO) within owner-occupied dwelling units and to establish standards for such uses; and to define these uses within Section 405.120 Definition of Terms.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development