



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 1, 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. 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. March 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

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

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.

2. 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. This item was continued from the February 19th meeting. The property is zoned A Single Family Residential.

3. Capital Improvement Program Update FY2020-FY2024

Matt Wohlberg, City Engineer for the City of Creve Coeur, will continue the presentation of the proposed update to the five-year Capital Improvement Program (CIP) to the Planning and Zoning Commission. The draft proposal is included in the Commission's packet for review, as is a follow-up memo to the Commission and a copy of the presentation made to the City Council on Monday, February 25. Following their review of the CIP, the Planning and Zoning Commission will be asked to make a recommendation to the City Council regarding the CIP.

NEW BUSINESS

1. PUBLIC HEARING. Application #19-009: Amend the Conditional Use Permit and Site Development Plan for the Renovation of the Waterway Gas and Wash Located at 10559 Old Olive Street Road

Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. The request modifies the exterior design and materials and includes minor layout changes to the site that was approved by the City Council on May 14, 2018 via Ordinance 5583. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

2. Application #19-010: Approval of a Minor Site Plan for the Placement of Carports Behind the Building Located at 11318 Olive Boulevard (AKA 11330 Olive Boulevard). Request to Postpone

Richard Marti, Intelica Real Estate, on behalf of 717HB Creve Coeur, LLC, has submitted an application for a minor site plan to allow for the construction of carports behind the existing non-conforming building at 11318 (also addressed as 11330 Olive Boulevard). Staff has requested to postpone to the May 6th Planning and Zoning Commission meeting to allow the Applicant to address the conditions from the Board of Adjustment variance approval.

3. Application #19-011: Approval of a Minor Site Plan for the Façade Improvements to the Existing Building for American Cleaners at 11041 Olive Boulevard

Kevin Dean, of Executive Construction Services, has submitted an application for façade improvements to the American Cleaners building at 11041 Olive Boulevard. 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, and any new site coverage over 500 square feet. City Council action is not required.

4. Application #19-012, 19-013, & #19-014: Text Amendment, Rezoning And Site Concept Plan Approval For Balmoral Office Development. Withdrawn

The Applicant has withdrawn the various applications at this time, including the text amendment. No further action is needed by the Planning and Zoning Commission.

WORK AGENDA

DEPARTMENT REPORTS

Director Of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development