



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 15, 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. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Larry Potashnick
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. June 17, 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 #19-022: Conditional Use Permit for the Cultivation, Manufacturing and Dispensary of Medical Marijuana, for Green Farms Missouri, LLC Located at 1160 Research Boulevard. Withdrawn

Greg Goldston, on behalf of Green Farms Missouri, LLC, has submitted a conditional use permit application to operate a medical marijuana facility at 1160 Research Blvd., Creve Coeur, MO 63132, consisting of approximately 40,000 square feet for cultivation; 10,000 square feet for manufacturing and 5,000 square feet for a dispensary. The total size of the facility is approximately 55,000 square feet. Medical marijuana cultivation (NAICS CC111419) and manufacturing facilities (NAICS CC325415) require a conditional use permit in the LI-Light Industrial zoning district with a recommendation and public hearing by the Planning and Zoning Commission with final approval by the City Council. This item has been withdrawn. No further action is needed.

2. Application #19-023: Revised Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans. Request to Postpone.

Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master sign plan pursuant to Section 405.955. Master Sign Plans for the Barnes Jewish West County Hospital campus located at 10 Barnes West Drive and 970 North Mason Road Creve Coeur, MO 63141. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council. The Applicants have requested that the public hearing be postponed to the August 5th, 2019 Planning and Zoning Commission Meeting. A motion will be necessary.

3. PUBLIC HEARING. Application #19-026: Text Amendments to Include Water Supply and Irrigation Systems (NAICS 221310) as a Conditional Use in the GC-General Commercial District and Revise Minimum Acreage of Section 405.470 Conditional Uses for Such Uses

Kristin Rehg, of the Missouri-American Water Company (MAWC), has submitted a text amendment request to allow Water Supply and Irrigation Systems as a conditional use within the GC-General Commercial District, on Table A: Permitted and Conditional Uses, and to modify Section 405.470.A.9 Conditional Uses to update the regulations to increase the minimum acreage for such uses in the LI-Light Industrial and GC-General Commercial districts to eight (8) acres. The Missouri-American Water Company's

(MAWC) existing facility at 9989 Old Olive Street Road is a non-conforming use located within the GC-General Commercial zoning district. Water Supply and Irrigation Systems (NAICS 221310) are listed as a conditional use only within the City's LI-Light Industrial District. The text amendment would make the existing use conforming in the GC District and allow for the development of a new pump station and allow for upgrades on the site to be reviewed at a later time through a conditional use permit.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development