



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 7, 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. 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. September 3, 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 #19-030: New LED Parking Lot And Building Lighting For The National Council Of Jewish Women At 295 N. Lindbergh Boulevard.**

Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. 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 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

NEW BUSINESS**1. Application #19-031: Site Development Plan and Conditional Use Permit for Schaefer Auto Body Center at 10751 Baur (Formerly 4509 Baur Boulevard). Withdrawn**

Marty Henson, Henson Consulting, LLC, on behalf of Steve Schaefer, of Schaefer Solutions III, LLC, has submitted an application for a conditional use permit and site development plan approval for a new Schaefer Auto Body Center at 10751 Baur Boulevard. The Property received approval of a boundary adjustment at the Planning and Zoning Commission meeting on May 7th, and site development plan review on May 7th. The conditional use permit was approved on May 29, 2018, Ordinance 5586, by City Council. However, construction never occurred and the ordinance for the conditional use permit has since lapsed. The Applicant's have withdrawn their request. No further action is needed by the Commission.

2. #19-032: Conditional Use Permit for Roof Mounted Wireless Communication Equipment at Barnes Jewish West County Hospital. Request to Continue.

Joseph E. Poffel, of Wireless USA, on behalf of Barnes Jewish West County Hospital, has submitted an application for wireless communication equipment on the roof of the new hospital at 12634 Olive Boulevard, Creve Coeur MO, 63141, zoned PH-Planned Hospital District. Section 405.470.(4) Roof-mounted communication equipment (CC-517929) is a conditional use in the PH-Planned Hospital District, that requires a public hearing and recommendation by the Planning and Zoning Commission, and approval by the City Council. Staff is requesting to continue the item to the next meeting for additional information.

3. #19-035: Boundary Adjustment Plat for 1100 Research Blvd to Consolidate 1100, 1101, and 1125 Research Boulevard into One 6.87 Acre Parcel

Clayton Costello, on behalf of CK Power, is requesting approval of a boundary adjustment to consolidate 1100, 1101, and 1125 Research Boulevard into one lot, with a total site area of 6.87 acre site. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a

ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development
Zoning Code Updates

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development