



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 20, 2020

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.

As a precautionary measure to help prevent exposure and spread of COVID-19, the regular Planning and Zoning Commission scheduled for Monday, April 20, 2020, at 6:30 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Planning and Zoning Commission meeting here: <https://zoom.us/j/99839062602>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799 /// Webinar ID: webinar ID: 998-3906-2602.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, April 20, 2020. Submit public comments to Jessica Stutte, Planning Assistant, at jstutte@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

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. Todd Streiler
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 16, 2020 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 #20-009: FY2021-FY2025 Capital Improvement Program.

Staff will review the final draft of the proposed five-year Capital Improvement Program (CIP) with the Planning and Zoning Commission and will seek the Commission's recommendation regarding the proposal. The Planning and Zoning Commission reviewed the draft CIP and continued the item at its meeting on March 16th. Staff has also provided the proposed pavement maintenance program for the Commission's information and discussion.

NEW BUSINESS

1. Application #20-007: New LED Parking Lot and Building Lighting for the Dielmann Recreation Complex at 11400 Olde Cabin Road

Matt Wohlberg, City Engineer, on behalf of the City of Creve Coeur, has submitted an application for new LED parking lot and building lighting for the Dielmann Recreation Complex at 11400 Olde Cabin Road, to replace the existing non-conforming lighting. 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.

2. PUBLIC HEARING. Application #19-038: A Conditional Use Permit for Ameren Missouri for a New Electrical Power Distribution Substation (NAICS 221122) at 11685 Olive Boulevard

Conway Johnson III, RWA, on behalf of Union Electric Company d/b/a Ameren Missouri, has submitted an application for a conditional use permit, and site development plans to allow for a new Substation at 11685 Olive Boulevard, Creve Coeur, MO, 63141 to replace the existing substation at 11665 Olive Boulevard. Electrical Power Distribution Systems (NAICS 221122) are permitted with conditions in the CB-Core Business District with review at the Planning and Zoning Commission and approval by the City Council.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

1. Public hearing procedures during COVID-19 pandemic.

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development