



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

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday July 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://us02web.zoom.us/j/81194889256>. 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 1-646-876-9923 /// Webinar ID: webinar ID: 811 9488 9256.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, July 20, 2020. Submit public comments to Whitney Kelly, City Planner, at wkelly@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).

For agenda items that require a public hearing, the City's court reporter will swear in all persons who wish to speak on the application, however, the Planning and Zoning Commission may vote to suspend this rule for agenda items where significant public participation is expected in recognition of the logistical constraints of audio/ video conferencing. When the Chair believes it is in the best interest of the Commission to suspend this requirement, he/she shall call for a vote of the Commission to affirm the suspension prior to opening the public hearing. If the requirement is suspended, speakers in the hearing will nonetheless be expected to be truthful.

Members of the public will have three (3) minutes to provide comments. The Commission will utilize a timer that is visible to the public to monitor the time, subject to limits of technology. The Chair reserves the right to end the public comment for that individual if the time allowance is not being respected. The Chair will also have the discretion to end public comment for an individual for disruption of the hearing. Citizens are encouraged to select one or two members of a group to address the Commission as a spokesperson. Time limits for spokespersons may be extended at the discretion of the Chair.

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. 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. July 6, 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

(None)

NEW BUSINESS

1. PUBLIC HEARING. Application #20-015: Text Amendment to Allow for Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a Conditional Use in the GC-General Commercial District

Paul Martin, attorney on behalf of Larry Malashock, owner of LARPAT LLC at 10880 Baur Boulevard, has submitted an application for a text amendment to the zoning code to allow Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a conditional use in the GC-General Commercial District. Currently, the aforementioned use is not permitted in the GC District. If the text amendment is approved, the applicant intends to file for a conditional use permit to allow Baur Distributing to operate within a portion of the Baur Executive Suites building at 10880 Baur Boulevard. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

- 2. PUBLIC HEARING. Application #20-017: Conditional Use Permit for a Limited Services Restaurant, Vitality Bowls, Within Plaza Shops at 741 N. New Ballas Road**
Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), has submitted for a conditional use permit for a new fast casual, 919 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141. The subject property is zoned CB, Core Business District. All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.
- 3. PUBLIC HEARING. Application #20-018: Conditional Use Permit for an In-Patient, Medical Drug Testing and Research Facility, BioPharma at 10330 Old Olive Street Road**
Andrew Janis, of BioPharma Services USA, Inc., has submitted a conditional use permit application for an 88-bed, 25,017 square foot Medical Drug Testing and Research Facility at 10330 Old Olive Street Road, Creve Coeur, MO 63141, and where patients/subjects usually stay a day or two, but sometimes can be longer. All Other Miscellaneous Ambulatory Health Care Services, NAICS 621999, are conditional uses in the GC-General Commercial District with review at the Planning and Zoning Commission and approval by the City Council.
- 4. Application #20-019: Site Development Plan for a Detached Accessory Structure for an Outdoor Pavilion that Includes an Outdoor Chimney that Has a Total Height of 17.5 Feet for the Property at 12861 Chamblee Lane**
Agape Construction, on behalf of Bob and Kelly Jordan, the homeowners of 12861 Chamblee Lane, Creve Coeur, MO 63141, has submitted an application for a minor site plan for the approval of an outdoor pavilion/covered porch with fireplace, kitchenette and bathroom, where the chimney for the fireplace has a total height of 17.5 feet. The proposed outdoor pavilion is located behind the home adjacent to the existing pool. Section 405.460(C)(5) states that detached accessory structures in any residential district shall not exceed twelve (12) feet in height. Section 405.620(A)(2) provides that the height limitations stipulated in the applicable districts shall not apply to chimneys, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080. City Council action is not required.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

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.

Posted: _____
Jason W. Jaggi
Director of Community Development