



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 21, 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 September 21, 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/88662898082>. 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: 886 6289 8082.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, August 21, 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. August 17, 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 #20-026: Amended Conditional Use Permit and Site Development Plan for Courtyard by Marriott at 828 N. New Ballas Road, Creve Coeur, MO 63141

Eli Tuttle, of Johnson Braund, Inc., on behalf of CBM Two Hotels LP, has submitted an application to amend the conditional use permit to allow for exterior modifications to the exterior of the Courtyard by Marriott hotel at 828 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 721110 Hotels (except Casino Hotels) and Motels requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The original conditional use permit for the hotel was issued in 1985, Ordinance 1121. Staff is recommending a repeal and replacement of the prior ordinance.

2. Application #20-027: Application for a Boundary Adjustment for Westwood Country Club of St. Louis for the Property Addressed as 11801 Conway Road Unit B

Barbara Heniger, on behalf of Westwood Country Club of St. Louis, has submitted for a boundary adjustment to reduce Lot A, that is within the City of Creve Coeur, of the Westwood Country Club property to 2.88 acres from the original 7.62 acres. This will allow for the property to be sold and developed as a single-family residence. The property is a zoned A Single Family District. The remaining area will be included in the adjusted parcel B lot for the Westwood Country Club at 77.94 acres.

3. Application #20-028: Minor Site Plan Approval for the Parking Lot Addition for Susan Roberts Salon at 733 Old Ballas Road

Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition, at 733 Old Ballas Road. 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 and less than 5,000 square feet. City Council action is not required. The original proposal was approved in 2018, however, construction didn't commence and the approval lapsed.

WORK AGENDA

1. Residential Tree Protection and Replacement Ordinance

Staff will discuss the components of a potential ordinance that would require preservation of existing trees and replacement of removed trees associated with development on existing residential properties.

2. Residential Site Coverage Discussion

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