



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 16, 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 November 16, 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/85201830144>. 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 1-301-715-8592 /// Webinar ID: webinar ID: 852 0183 0144.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, November 16, 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

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 #20-032: Public Facility Site Development Plan Approval for a Building Addition and the Redevelopment of Spoede Elementary School at 425 N. Spoede Road

Rick Keisker, of Ittner Architects, has submitted an application on behalf of the Ladue School District, for the addition and renovation of the Spoede Elementary School, at 425 N. Spoede Road. The new building will total approximately 84,316 square feet, and the existing building, with the exception of the Gymnasium that was completed in 2003, will be torn down once the new building is completed. Section 400.030 requires Planning and Zoning Commission review of public facilities. The Commission shall review the location, extent and character of the proposed public facility in relation to the City's comprehensive plan and in consideration of the applicable standards established for site development plans and subdivision improvement plans. The review includes, but is not limited, to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable. City Council action is not required.

NEW BUSINESS

1. PUBLIC HEARING. Application #20-033: Conditional Use Permit for Bradley/Collins, LLC, for a 2,782 Square Foot, Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) at 10880 Baur Boulevard the GC-General Commercial District

Bradley Peterson, on behalf of Bradley/Collins, LLC, has requested a conditional use permit for a 2,532 square foot, Drug and Druggists Sundries Merchant Wholesale and Distribution use at 10880 Baur Boulevard, Creve Coeur, MO 63141 for the repackaging and distribution of "topicals"- health and beauty cosmetics from the hemp industry. Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) in the GC-General Commercial District require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

2. PUBLIC HEARING. Application #20-035: Text Amendments to the City's Land Use and Development Ordinances Regarding Development Standards in Residential Districts

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

3. 2021 P&Z Meeting Schedule

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