



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 19, 2021
6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Tuesday, January 19, 2021, 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/88211055239>. 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: 882 1105 5239.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on January 19, 2021. 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. December 21, 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. Application #21-001: Site Concept and Site Development Plan Approval for Mechanical Additions to Building K for Bayer at 10300 Olive Boulevard

Steve Vehige, of McClure Engineering, has submitted a Site Development Plan Application for a 10,560 sq. ft. new mechanical penthouse and a 3,964 new mechanical addition to the Building K Café at 10300 Olive Boulevard. Section 405.330(D) requires site concept and site development plan approval by the Planning and Zoning Commission for all proposed developments within the "RO" District as provided for in Section 405.1080. City Council action is not required.

2. Application #21-002: Minor Site Development Plan Approval for a 5 Year Extension for the Modular Buildings

Ken Revenaugh, on behalf of Missouri Baptist University, has submitted an application for a 5-year extension for the use of two modular buildings, currently used for facility offices and Public Safety offices. In 2014, the University received approval for a revised Site Concept Plans that allowed for a five-year use of the modular buildings, until the construction of the new buildings. Approval was subsequently extended through the end of 2020. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions require approval by the Planning Commission of a new Site Development Plan. In the Higher Education District, all site concept and site development plans require Planning Commission approval, City Council action is not required.

3. Application #21-003: Minor Site Development Plan Approval for Renovations to 1200 Research Boulevard for a Plant Science Research Lab and Business Office

Rebecca Savage, of HOK, on behalf of Felix Williams, 1200 Research Owner, LLC, has submitted a Minor Site Plan Application for exterior building improvements, mechanical screening, and landscaping at 1200 Research Boulevard for the use of a new plant research laboratory and business offices. NAICS 541711 Research and Development in Biotechnology uses are a permitted use in the LI-District. Minor site development plans require Planning Commission approval. No City Council action is 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