



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 15, 2021

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday, March 15, 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/89577914710>. 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: 895 7791 4710.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on March 15, 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. March 1, 2021 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

NEW BUSINESS

1. Application 21-009: Master Sign Plan for West Park Office Development Pursuant to Section 405.955 Master Sign Plans. Request to Continue to April 5, 2021 Meeting.

Lawrence R. (Larry) Chapman, of CV Edge@West, LLC c/o SENECA & Chapman Ventures, LLC, on behalf of West Park Office Development has submitted an application for a master sign plan for the West Park Office Development, that consists of the properties addressed as: 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard. The request will allow for new building monument signs, as well as additional directional signs throughout the campus to accommodate the new building under construction. Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage for planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public

right-of-ways subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. Staff is requesting to continue the item to the April 5, 2021 Planning and Zoning Commission meeting to allow time for gaining additional information, review, and noticing.

2. Presentation of the FY2022-FY2026 Capital Improvement Program

City staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff will present the draft of the CIP to the Planning and Zoning Commission and will plan to return to seek the Commission's recommendation to the City Council on April 5.

The current draft of the CIP is included as attachment to this agenda item. The draft CIP can also be found on the City's website at <http://www.creve-coeur.org/95/Capital-Improvement-Program>.

WORK AGENDA

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