



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 5, 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, April 5, 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/87355818020>. 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: 873 5581 8020.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on April 5, 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 15, 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

1. Proposed FY2022-FY2026 Capital Improvement Program

Public Works staff presented a draft of the five-year Capital Improvement Program for fiscal years 2022 through 2026 (CIP) to the Planning and Zoning Commission on Monday, March 15. Staff will review recent updates to the CIP, recommendations from the City's Stormwater, Parks and Historic Preservation, and Finance Committees, and will seek the Commission's recommendation to the City Council regarding the CIP.

Staff has also included a copy of the proposed street and sidewalk improvement program for the information of the Planning and Zoning Commission.

NEW BUSINESS**1. Application #21-007: Minor Site Plan for a Fence Within the Front-Yard Setback Along Alden Lane and N. Spoede Road for the Property Addressed as 1 Alden Lane**

Julie and Jason Shanker, homeowners of 1 Alden Lane, have submitted an application for a 5 foot tall, wrought-iron style fence, within the front yard along Alden Lane and N. Spoede Road. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

2. PUBLIC HEARING. Application #21-008: Conditional Use Permit And Site Development Plan For The Renovation of The Plaza Lexus Dealership At 777 Decker Lane Within The Plaza Motors Campus

Jim Whisler, Grimes Consulting, on behalf of Asbury Automotive St. Louis, LLC, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors, to allow for the showroom addition and exterior renovations for the Plaza Lexus Dealership at 777 Decker Lane. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. Application 21-009: Master Sign Plan for West Park Office Development Pursuant to Section 405.955 Master Sign Plans. Request to Continue to April 19, 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 19, 2021 Planning and Zoning Commission meeting to allow time for gaining additional information, review, and noticing.

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