



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 21, 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, June 21, 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/86298521121>. 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: 862 9852 1121.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on June 21, 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

Mr. Gene Rovak (Vice-Chair)
 Ms. Muriel Hall
 Mr. James Myers
 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

(None)

NEW BUSINESS

1. Application #21-020: Minor Site Plan for an Eight-Foot-Tall Sight-Proof Wood Fence Within the Front-Yard Setback Along I-270 for the Property Addressed as 23 Sackston Woods Lane

Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for the eight (8) foot tall sight-proof wood fence installed without a permit approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. 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 (A) *Height Of Fences And Walls* state that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. And, Subsection (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. Application #21-021: Re-Approval of a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard

Adam Bulla, of D&R Building Group, on behalf of JLA Group, LLC, has re-submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The proposal received approval from the Planning and Zoning Commission on February 3, 2020. Section 405.1080(K)(4) requires that substantial construction is to commence within 1 year, unless extended by the Planning and Zoning Commission prior to the expiration. Substantial construction consists of clearing the site, completion of footings, basement or building slab and inspection of such work. An extension had not been requested prior to the expiration; therefore, the approval has lapsed. They are seeking re-approval of the same project. The project was delayed due to COVID and material shortages. Construction is continuing however, not enough to be considered substantial construction.

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