



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
THURSDAY, APRIL 21, 2022
6:30 PM

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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. 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 (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Julie LaBonte
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES**1. March 21, 2022 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 #22-005: New LED Building and Walkway Lighting for the Bayer East Creve Coeur Campus at 800 Lindbergh Boulevard**

Jeremy Schuette, of SSC Engineering, on behalf of Bayer, has submitted a Minor Site Development Plan application for new LED lighting on the buildings and along the walkways within the campus. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

2. PUBLIC HEARING. Application #22-002: a Conditional Use Permit for a 8,140 Square Foot Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard

Brett Roubal, of Playhouse Development, LLC, has submitted an application for a Conditional Use Permit and Site Development Plan to construct a new building to be used as the Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard, Creve Coeur, MO 64141. NAICS 624410 Child Daycare Services is a conditional use in all zoning districts. It requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

3. PUBLIC HEARING. Application #22-003: Conditional Use Permit for Sauce on the Side at 701 North New Ballas Road Within the Plaza Shops

Ryan Mangialardo, of Sauce on the Side, has submitted an application for a conditional use permit to allow the restaurant to occupy unit 701 in the Plaza Shops shopping center with 75 indoor seats and 16 outdoor seats at 701 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

4. PUBLIC HEARING. Application #22-004: a Conditional Use Permit Request for Everbowl at 11473 Olive Boulevard Within the West Oak Square Shopping Center

Anne Horton, business owner, has submitted an application for a conditional use permit to allow Everbowl to occupy the space at 11473 Olive Boulevard within the West Oak Square shopping center. The proposed food service establishment will have 7 indoor seats in a

space previously used as a hair salon. NAICS 722515 Snack and Non-Alcoholic Breakfast Bars require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

5. PUBLIC HEARING. Application #22-006: Amendment to the Existing Conditional Use Permit for Tradicional 314 Located at 810 N. New Ballas Road

Manuel Ornelas, of Tradicional 314, has submitted an application to amend the existing conditional use permit to allow a deck with covered outdoor seating providing 24 additional seats at 810 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The existing conditional use permit for this address was approved by Ord. 5314 for 72 indoor seats.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development