



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 6, 2022
6:00 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.

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. May 16, 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**1. PUBLIC HEARING. Application #22-008: Text Amendment to Conditional Uses, Section 405.470.A.14 Food Services and Drinking Places with Drive-Through Services**

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014. The Public Hearing was continued from May 16, 2022.

NEW BUSINESS**1. #22-009: an Application for a Master Sign Plan for The Covenant Theological Seminary Campus Located at 12330 Conway Road**

Nathan Frazier, of Landmark Sign Company, on behalf of Covenant Theological Seminary located at 12330 Conway Road, has submitted an application for a master sign plan for the entire Covenant Theological Seminary Campus. The request will allow for a new monument sign along N. Forty Drive and establish size and design standards for the existing signage throughout the campus. 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 rights-of-way subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

WORK AGENDA**DEPARTMENT REPORTS****1. BJC West County and Millennium Park Parking Agreements**

Commissioner Potashnick requested historical information on the parking arrangements for Millennium Park between the City and BJC at West County Hospital for review and discussion.

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development