



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JULY 5, 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

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter
Ms. Marjorie Richter

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. June 20, 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. Application #22-012: Minor Site Plan for a Revised Landscape Plan Within the Buffer Yard Behind the Muckerman Garage on the Mercy Campus at 615 South New Ballas Road**

Erik Enderling, on behalf of Mercy Hospital, has submitted an application for approval of a revised landscape plan for the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane. A prairie style landscape design with native plantings are proposed along with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

NEW BUSINESS**1. PUBLIC HEARING. Application #22-013: Conditional Use Permit to Repeal Ordinance 5250 and Issue a New CUP for the Operation of a 10-Screen Movie Theater, 10 Lane Bowling Alley, Ropes Course with Full-Service Dining for B&B Theaters Located at 12657 Olive Boulevard**

Dennis McIntire, of B&B Theaters, has submitted a request to amend the conditional use permit to allow for an interior remodel to add a 10-lane bowling alley and ropes course in the existing movie theater space of the former AMC Theater located within the West Park Center. The property is located at the northeast corner of Olive Boulevard and Whispering Pines Drive, within the West Park Development, and is zoned "CB" Core Business District.

2. Application #22-010: Preliminary Plat for the Subdivision of 0.76 Acre Lot at 700 North Mosley Road into Two Lots Within the C Single Family Residential Zoning District

Mark Manlin, of the Manlin Company, has submitted a request for the preliminary plat approval to subdivide the property at 700 North Mosley Road into two lots for two new homes. The total area of Lot 1 is 17,068 square feet and Lot 2 is 16,382

square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested.

3. Application #22-012: Minor Site Plan for Four Electric Vehicle Charging Stations and Accompanying Equipment Located Within Plaza Shops at 745 North New Ballas Road

Robert Ridel, of eStructure Solutions, has submitted a request to install four electric vehicle charging stations with accompanying equipment in the Plaza Shops existing parking lot. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

WORK AGENDA

Election of Vice Chair

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development