



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 18, 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. July 5, 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 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.

NEW BUSINESS**1. PUBLIC HEARING Application #22-016: A Conditional Use Permit for Timothy's the Resturant Located at 12710 Olive Boulevard Within Bellerive Plaza**

Steven Manns, of Timothy's restaurant, has submitted an application for a Conditional Use Permit for Timothy's at 12710 Olive Boulevard within Bellerive Plaza in the "GC" General Commercial Zoning District. Timothy's has 72 indoor seats and 22 outdoor seats and is a conditional use per NAICS 722511 Full-Service Restaurants. The applicant is also seeking approval to install an awning with removable wall panels to enclose the outdoor seating in the colder months. Timothy's is a currently operating full-service restaurant that is able to operate without a conditional use permit under Zoning Code Section 405.210 *Regulation of Uses* due to its restaurant use at the time of incorporation in 1995. Once a change to the use is proposed, a conditional use permit is required. NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. PUBLIC HEARING Application #22-015: Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard

WooYoung Kim, Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, property owner at 11901 Olive Boulevard, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the “CB”-Core Business District, north of Olive Boulevard. Currently, the maximum front yard for all properties located within the “CB” District that do not front Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way is 15-feet. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the “CB” District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for parcels fronting Olive Boulevard would not be affected by this proposed amendment.

WORK AGENDA

Election of Vice Chair

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development