



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 3, 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. September 6, 2022 Planning and Zoning Commission Draft 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 #22-025: Text Amendment to Modify the Home Occupations Regulations for Permitted Uses in Compliance with Changes to State Law According to House Bill 1662

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for text amendments to Section 405.450.A of the Zoning Ordinance which regulates home occupations. Recent changes in state law set forth in House Bill 1662 (2022) require updates to the City's zoning regulations for home-based businesses. The amendment allows for less regulation of home-based businesses while retaining requirements meant to preserve residential appearance, prevent adverse impacts on the character of the surrounding neighborhood, and protect public health and safety.

2. Application #22-028: Text Amendment to Create Residential Tree Requirements for Single-Family Lots and to Modify the Tree Requirements for Subdivisions

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for a text amendment to create a new Section 405.560 *Residential Tree Protection and Replacement Requirements* and associated amendments to Sections 410.320 *Tree Conservation*, Section 405.120 *Definition of Terms* and Section 410.590 *Definitions*. The text amendment would provide tree protection and replacement requirements for existing single-family lots with construction activities that involve a new home or any increase in impervious area of fifty percent or more, including additions, on an existing residential lot which is subject to a demolition permit, building permit, residential development permit, or land disturbance/ site improvement permit. The existing tree conservation section for subdivisions would be amended to allow for less removal of existing trees.

WORK AGENDA

1. EV Charging Station Requirements Work Session

A work session to discuss the regulation of EV charging stations.

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development