



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**MONDAY, MARCH 6, 2017**  
**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.

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. Beth Kistner (Chair)  
Mr. Tim Carney  
Ms. Muriel Hall  
Mr. Don Magruder  
Mr. Gene Rovak  
Ms. Heather Silverman  
Mr. Matthew Schuh  
Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, Director of Community Development  
Ms. Whitney Kelly, City Planner  
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

- 1. February 21, 2017 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 #16-028: a Resolution of the Planning and Zoning Commission of the City of Creve Coeur, Missouri, Adopting the Creve Coeur 2030 Comprehensive Plan as the Official Land Use Plan of the City**

The Commission has completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including by engaging a consultant and, with their assistance and the guidance and support of the Department of Community Development, holding a series of public workshops, focus group meetings, and work sessions. The public hearings were conducted over the course of four meetings on October 20, 2016, November 7, 2016, November 21, 2016 and December 15, 2017, and revisions to the plan were incorporated.

**NEW BUSINESS****1. Capital Improvement Program Update – FY2018-2022**

City staff will review the proposed Capital Improvement Program for Fiscal Years 2018 through 2022, [www.creve-coeur.org/cip](http://www.creve-coeur.org/cip)

**2. Application #17-002: Boundary Adjustment and Site Development Plan Approval for Parking Lot Addition and Façade Improvements for Edwin Pepper and Associates at 9974 Old Olive Street Road**

Michael Pepper, of Edwin Pepper and Associates, has submitted an application for facade improvements and a new 3,815 square foot parking area in front of the building. The original building was developed in 1964, prior to the current GC District regulations. The lot is non-conforming in size at approximately 7,274 square feet, where the minimum lot area for properties in the GC District is one-half acre (21,780 square feet), and contains site related non-conformities regarding setbacks. The property owners are currently under contract with MoDOT to purchase approximately 4,891 square feet of excess right-of-way to allow for additional parking for the building. The total area of the combined lot will be approximately 12,165 square feet; while still a non-conforming lot, it is decreasing the degree of the non-conformity.

**3. Public Hearing. Application #17-009: Conditional Use Permit and Site Development Plan for Exterior Building Improvements for Conversion to a Lou Fusz Kia Franchise at 1025 North Lindbergh Blvd**

Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a conditional use permit at 1025 N. Lindbergh Boulevard to modify the exterior of the building of the former Mazda Dealership for the Lou Fusz Kia Dealership and add a 1,714 square foot Service addition to the building. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission

**4. Application #17-010: for a Minor Site Development Plan of an Auxiliary Salt Storage Building at the Creve Coeur Public Works Maintenance Facility at 996 Rue De La Banque East**

Jim Heines, Director of Public Works, on behalf of the City of Creve Coeur, has submitted an application for the installation of fabric building to protect the de-icing salt stored on the auxiliary storage pad located immediately behind the existing Maintenance Facility building to meet with Missouri Department of Natural Resources' recommendation to protect the stored material from rain and potential stream pollution. Section 400.030 requires the Planning and Zoning Commission review and approval of public facilities.

**WORK AGENDA**

**DEPARTMENT REPORTS**

1. Director of Community Development
  - a. Plant Science and Technology Master Plan (39 North) Review and Adoption Schedule
2. City Attorney

**ADJOURNMENT**

Posted: \_\_\_\_\_  
Jason W. Jaggi  
Director of Community Development