



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 17, 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. **June 19, 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 #17-021: Proposed Revisions to Chapter 425 Stormwater Regulations**

The City's Stormwater Committee and City staff propose revisions to the City's Stormwater Regulations (Chapter 425 of the Municipal Code) that are intended to protect residents from the potential negative effects of stormwater runoff resulting from development on adjacent residential lots. The proposed regulation would apply to large-scale residential development that disturb less than one acre of land, such as a new home, swimming pool, or garage addition.

The proposed revision also adopts the most recent (2006) MSD Regulations by reference. The current Chapter 425 is an adaptation of the 1997 MSD Regulations.

NEW BUSINESS**1. Public Hearing: Application #17-018 Text Amendment to Article VIII Sign Regulations**

David Hutkin, Hutkin Properties Group, LLC; Tom Stern, Gershman Commercial Real Estate; Ken Capps, Capitol Land Company; and, Paul Hilton, Creve Coeur Plaza Associates, have submitted an application to amend the sign regulations of the Zoning Ordinance pertaining to ground signs and attached signs for corner uses in non-residential zoning districts.

2. Application #17-022: a Minor Site Plan Approval for a Real Estate Office Located Within a Single Family Home at 11142 Olive Boulevard

Peter Lu, Remax Select, has submitted for a site plan approval to use the existing home at 11142 Olive Boulevard as a real estate office. Section 405.270(D) of the C Single Family Residential District provides that for an existing single-family residential structure on Olive Boulevard, the Planning and Zoning Commission may approve a site development plan in accordance with the procedure provided for in Section 405.1080 to permit the conversion of the structure to an office or retail service use in accordance with the standards provided in Section 405.450(E), Commercial Uses of Single-Family Residential Structures. City Council Action is not required

3. Application #17-023: Minor Site Plan Approval for New Exterior Awnings at 295 N. Lindbergh Boulevard for the National Council of Jewish Women Office and Resale Shop

John Hinckley, of Lawrence Fabric Structures, on behalf of the National Council of Jewish Women (NCJW) Offices and its Resale Shop has submitted an application for new awnings at 295 N. Lindbergh Boulevard. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and increases coverage by less than 5,000 square feet. City Council action is not required

WORK AGENDA

1. **Proposed Changes on Certain Regulations within Residential Zoning Districts**

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development