



**CITY PLAN COMMISSION**  
**CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE**  
**Monday – October 3, 2016 – 7:30 PM**

**MEMBERS:** Charles Sindel (Chair), Jeff Smith (Vice-Chair), Steve Hunkins, Sharon Hansen-Yee, Renee Ross, Brandon Harp, Scott Mueller, Annie Tierney, Jesse Bary. **COUNCIL LIAISON:** Greg Mueller. **STAFF:** Helmut Starr (City Attorney), Mara Perry (Director of Planning & Development), Anne Krane, (Planner), Denise Aubuchon (Recording Secretary).

**REGULAR SESSION**

1. MEETING CALL TO ORDER
2. [APPROVAL OF MINUTES](#): September 13, 2016 meeting
3. ELECTION OF SECRETARY
4. PUBLIC COMMENT
5. PUBLIC HEARING
  - a) [16-PC-09 First Baptist Church of Webster Groves](#): An application by Gary Ploesser (St. Louis County Surveying & Engineering, Inc.), on behalf of First Baptist Church of Webster Groves, for two (2) zoning requests:
    1. Rezone three (3) parcels from “C” Commercial District to “A4” Seventy-Five Hundred Square Foot Residence District located at 3239 S. Brentwood Blvd., 3243 S. Brentwood Blvd. and 3247 S. Brentwood Blvd. totaling 19,962 square feet.
    2. A Conditional Use Permit for a Church use in an “A4” Seventy-Five Hundred Square Foot Residence District to amend existing CUPs and to allow a parking lot use located at the northeast corner of the property located at 3239 S. Brentwood Blvd., 3243 S. Brentwood Blvd., 3247 S. Brentwood Blvd., 3251 S. Brentwood Blvd., 118 E Ravine Ave., 128 E Ravine Ave., and 549 Walker Ave. totaling 96,441.84 square feet.
  - b) [16-PC-10 700 Tuxedo Bed & Breakfast](#): An application by Bill and Maureen Elliot for a Conditional Use Permit in an “A4” Seventy-Five Hundred Square Foot Residence District to allow a bed and breakfast use located at 700 Tuxedo Blvd. on a 9,196 square foot lot.
  - c) [Missouri American Water](#) – **Data Collection Units**: An application by Missouri American Water (MOAW) for Conditional Use Permits in City Right of Way to allow accessory

utility uses for Data Collection Units (DCU) at the following locations:

1. **16-PC-11 MOAW DCU 66:** Unit to be placed on the eastern right of way of S. Elm Ave. (adjacent to 4 E. Lockwood Ave.) at the following latitude and longitude: LAT 38.591879 LONG -90.35682
2. **16-PC-12 MOAW DCU Rosedell Booster:** Unit to be placed on 3 S. Laclede Station Road at the following latitude and longitude: LAT 38.592869 LONG -90.33296
3. **16-PC-13 MOAW DCU AABY:** Unit to be placed on the western right of way of S. Forest Ave. (adjacent to 529-539 Colebrook Drive) at the following latitude and longitude: LAT 38.581946 LONG -90.354455
4. **16-PC-14 MOAW DCU AALX:** Unit to be placed on the northern right of way of Atalanta Ave. (adjacent to 909 N. Bompert Ave.) at the following latitude and longitude: LAT 38.603977 LONG -90.344802
5. **16-PC-15 MOAW DCU ACAK:** Unit to be placed on the western right of way of S. Rock Hill Road (south of Interstate 44) at the following latitude and longitude: LAT 38.577959 LONG -90.367791
6. **16-PC-16 MOAW DCU AAUA:** Unit to be placed on the right of way at the intersection of S. Rock Hill Road and Helfenstein Ave. at the following latitude and longitude: LAT 38.59108 LONG -90.365471

## 6. PLATS AND SITE PLANS

## 7. ADJOURNMENT OF REGULAR SESSION

## EXECUTIVE SESSION

## 8. VOTES

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## 9. OTHER BUSINESS –

10. NEXT REGULAR MEETING: November 7, 2016

## 11. ADJOURNMENT OF EXECUTIVE SESSION

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Plan Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes. Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.