



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
February 1, 2021 7:00 PM

Due to the regulations issued by St. Louis County, meeting of the Plan Commission will be available to the public only via teleconference. Instructions on listening through your phone or computer to the teleconference will be made available at www.webstergroves.org/teleconference

MEMBERS: Charles Sindel (Chair), Jeff Smith (Vice-Chair), Michael Buechter, Maddy Heikkila, Steve Hunkins, Toni Hunt, Christopher Michael, Scott Mueller, Annie Tierney **COUNCIL LIAISON:** Pam Bliss **STAFF:** Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Danny Jendusa (Planner), Denise Bulejski (Recording Secretary).

REGULAR SESSION-

1. MEETING CALL TO ORDER
2. [APPROVAL OF MINUTES](#): January 7, 2021
3. PUBLIC COMMENT
4. PUBLIC HEARING
 - a) **21-PC-01 Lona's Lil Eats LLC (7985 Big Bend Blvd.):** An application by Lona's Lil Eats LLC for a Conditional Use Permit to allow a "Restaurant, drive-thru" use located on a 0.41 acre lot at 7985 Big Bend Blvd. in the "C" Commercial District. **APPLICATION HAS BEEN REQUESTED TO BE POSTPONED BY THE APPLICANT TO THE MARCH 1, 2021 MEETING**
 - b) **20-PC-06 Zoning Code Text Amendments- Two Family Residential:** Proposed amendments include clarifications to the use and dimensional regulations regarding single family attached dwellings and two family dwellings in the "A4" Seventy Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and amended definitions related to these uses in Section 53.020.
 - c) **20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements:** Proposed amendments include changes to Sections 53.043, 53.053, 53.063, and 53.073 to clarify lot coverage and height regulations in the "A1" through "A4" Residence Districts; and amended definitions related to the dimensional regulations in Section 53.020.

5. PLATS AND SITE PLANS

None

6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

- a) **20-PC-06 Zoning Code Text Amendments- Two Family Residential:** Proposed amendments include clarifications to the use and dimensional regulations regarding single family attached dwellings and two family dwellings in the "A4" Seventy Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and amended definitions related to these uses in Section 53.020.

7. OTHER BUSINESS –

8. NEXT REGULAR MEETING: March 1, 2021

9. 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.