



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
February 3, 2020 7:00 PM

MEMBERS: Charles Sindel (Chair), Jeff Smith (Vice-Chair), Maddy Heikkila, Steve Hunkins, Toni Hunt, Christopher Michael, Scott Mueller, Annie Tierney, Anne Tolan (Secretary). **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 6, 2020 meeting
3. PUBLIC COMMENT
4. PUBLIC HEARING
 - a) [20-PC-01 The Gathering \(921 Edgar Rd.\)](#):
An application by The Gathering United Methodist Church for a Conditional Use Permit to allow a Place of Worship use located on a 1.67 acre lot at 921 Edgar Rd. in the "A4" Seventy Five Hundred Square Foot Residence District.
 - b) [19-PC-15 Zoning Code Text Amendment- Parking Development Standards](#):
Proposed amendments include changes and additions to Sections 53.020, 53.047, 53.057, 53.067, 53.077, 53.117, 53.157, 53.180 through 53.189, 53.233, and 53.243 of the Zoning Ordinance in order to clarify and update regulations for parking development standards in residential, commercial, industrial, and multiple family residence districts.
 - c) [19-PC-16 Zoning Code Text Amendment- Commercial Kennels](#):
Proposed amendments include changes and additions to Sections 53.020, 53.117, 53.157 and 53.159 of the Zoning Ordinance and adding a new section 53.120 in order to add Kennels as a Use and create development standards for Kennels in commercial and industrial districts.
 - d) [19-PC-17 Zoning Code Text Amendment- Development Standards for Other Conditional and Accessory Residential Uses](#):
Proposed amendments include changes and additions to Sections 53.020, 53.047, 53.057, 53.067, 53.077, and 53.100 of the Zoning Ordinance in order to clarify and update Development Standards for other conditional and accessory uses in residential districts.

5. PLATS AND SITE PLANS

a) **20-PC-02 Webster Groves Part of Lot 47, Tracts 1 and 2 Subdivision Plat:**

An application by Charles Farrell of Advantage Properties LLC and Lance and Jennifer Finney to subdivide 325 W Kirkham Ave., a 0.2 acre tract of land and 116 N Rock Hill Rd., a 0.52 acre tract of land, located in the “A4” Twenty Thousand Square Foot Residence District.

6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

a) **20-PC-01 The Gathering (921 Edgar Rd.):**

An application by The Gathering United Methodist Church for a Conditional Use Permit to allow a Place of Worship use located on a 1.67 acre lot at 921 Edgar Rd. in the “A4” Seventy Five Hundred Square Foot Residence District.

b) **20-PC-02 Webster Groves Part of Lot 47, Tracts 1 and 2 Subdivision Plat:**

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7. OTHER BUSINESS –

8. NEXT REGULAR MEETING: March 2, 2020

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.