



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
May 3, 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](#): April 5, 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 JUNE 7, 2021 MEETING**
 - b) **21-PC-03 The Willow in Webster CUP (60 N Gore Ave)**: An application by McMillian Development LLC for a Conditional Use Permit to allow a "Banquet Facility" use and "Dancing Academy" use in an existing structure on an approximately 0.45 acre tract of land located at 60 N Gore Avenue in the "D" Commercial District.
 - c) **21-PC-02 Zoning Code Text Amendments – Multiple Family Dwelling Regulations:** Proposed amendments include changes to the use and dimensional regulations regarding multiple family dwellings in the "C", "C1" and "D" Commercial Districts in Sections 53.110 through 53.147, and Section 53.159.

5. PLATS AND SITE PLANS

None

6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

- a) **21-PC-03 The Willow in Webster CUP (60 N Gore Ave):** An application by McMillian Development LLC for a Conditional Use Permit to allow a “Banquet Facility” use and “Dancing Academy” use in an existing structure on an approximately 0.45 acre tract of land located at 60 N Gore Avenue in the “D” Commercial District.

7. OTHER BUSINESS –

8. NEXT REGULAR MEETING: June 7, 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.