



CITY PLAN COMMISSION
CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE
August 9, 2021 6:00 PM

Meetings of the Plan Commission will be available to the public in-person, and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at www.webstergroves.org/teleconference

Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, or in-person at the meeting. Due to the St. Louis County mask mandate, masks will be required by all regardless of vaccination status.

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](#): July 12, 2021
3. PUBLIC COMMENT
4. PUBLIC HEARING
 - a) **21-PC-06 Play Daze (739 Marshall Ave)**: An application by Play Daze LLC for a Conditional Use Permit to allow a Child Day Care Center use in the existing structure located on a 0.17 acre lot at 739 Marshall Avenue in the "C" Commercial District ***HELD AT THE APPLICANTS REQUEST***
 - b) [21-PC-07 SMR Auto Service \(8523 Watson Rd\)](#): An application by Salah Gayar, SMR Auto LLC, for a Conditional Use Permit to allow an Automotive Repair and Services Facility on a 0.68 acre lot at 8523 Watson Rd in the "C" Commercial District.
5. PLATS AND SITE PLANS
None
6. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

VOTES

- a) **21-PC-07 SMR Auto Service (8523 Watson Rd):** An application by Salah Gayar, SMR Auto LLC, for a Conditional Use Permit to allow an Automotive Repair and Services Facility on a 0.68 acre lot at 8523 Watson Rd in the “C” Commercial District.

7. REOPEN REGULAR SESSION

8. PUBLIC HEARING

21-PC-04 Douglass Hill An application by SG Collaborative, LLC for a Change of Zoning from “A4” Seventy-Five Hundred Square Foot Residence District; “B1” Multiple Family District; “E” Industrial District and “PC” Planned Commercial District to “PC” Planned Commercial District on an approximately 15.1 acre tract of land located at the following addresses: 55 Lincoln Ave, 62 Lincoln Ave, 49 N. Gore Ave, 51 N. Gore Ave, 61 N. Gore Ave, 65 N. Gore Ave, 69 N. Gore Ave, 79 N. Gore Ave, 40 N. Rock Hill Rd, 200 Sherman Place, 201 Sherman Place, 203 Sherman Place, 205, Sherman Place, 207 Sherman Place, 200 W. Kirkham Ave, 204 W. Kirkham Ave, 234 W. Kirkham Ave, 240 W. Kirkham Ave, 242 W. Kirkham Ave, 320 W. Kirkham Ave, 340 W. Kirkham Ave, 107 W. Pacific Ave, 109 W. Pacific Ave, 111 W. Pacific Ave, 115 W. Pacific Ave, 125 W. Pacific Ave, 147 W. Pacific Ave, 207 W. Pacific Ave, 209 W. Pacific Ave, 211 W. Pacific Ave, 227 W. Pacific Ave, 315 W. Pacific Ave, 325 W. Pacific Ave, 341 W. Pacific Ave.

9. OTHER BUSINESS – Discussion of potential additional August/or September Meeting date.

10. NEXT REGULAR MEETING: September 13, 2021 (*2nd Monday*)

11. ADJOURNMENT

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.