



*...in the center of it all*

**CITY OF OLIVETTE PLANNING AND COMMUNITY DESIGN COMMISSION  
AGENDA FOR MAY 4, 2023, 7:00 PM**

**In Person and ZOOM Video Conference**

Olivette City Center 1140 Dielman Road Olivette, MO 63132

**ZOOM LINK: <https://us02web.zoom.us/j/85286099092>**

Webinar ID: 852 8609 9092

1. Roll Call

2. Review of Commission Procedures

The Commission Chair shall provide an overview of the scheduling of agenda items, the role of the Commission review, and the actions the Commission may consider.

3. Comprehensive Plan update

[Dedicated Comprehensive Plan Update Web Page](#)

4. Public Comments

5. Old Business

Old Business Agenda items consist of petitions that have been previously reviewed by the Commission and continued so as to provide an opportunity for the Petitioner to address certain requests. Given that agenda items under this category have been discussed by the Commission at a previous meeting the time allotted to each item shall be limited to 10 minutes.

In the event that discussion must exceed 10 minutes, the Commission shall defer the item to the end of the agenda or continue to the next scheduled meeting.

A. 9270 Olive Boulevard, Sunrise Dispensary

Petition Type: Special Permit, Site Plan, Community Design, and Concept Stormwater Management Reviews

Description: Operation of a marijuana dispensary, both for medical and adult use recreational

Petitioner: Neal Minor, Agri-Genesis, LLC, d.b.a. Sunrise Dispensary

Property Owner: Turec Properties, LLC

[DEDICATED WEB PAGE ON CITY'S WEBSITE](#)

6. New Business

New Business consist of a petition application being presented to the Commission for the first time. The Commission may act on New Business

items in the form of approval, deferral, or table. Petitioner presentations on New Business items are limited to no more than 10 minutes on residential petitions and 20 minutes on multifamily and nonresidential petitions

A. 529 Long Acres Drive

Petition Type: Community Design and Concept Stormwater Management Plan Review

Description: New Single Family Residence

Petitioner: Harry Freeman, Freeman Homes, LLC

Property Owner: Freeman Homes, LLC

[ATTACHMENTS](#) [SITE IMPROVEMENT PLANS](#)  
[BUILDING/ARCHITECTURAL PLANS](#)

B. 570 Long Acres Drive

Petition Type: Community Design and Concept Stormwater Management Plan Review

Description: New Single Family Residence

Petitioner: Harry Freeman, Freeman Homes, LLC

Property Owner: Freeman Homes, LLC

[ATTACHMENTS](#) [SITE IMPROVEMENT PLANS](#)  
[BUILDING/ARCHITECTURAL PLANS](#)

C. 9338 Olive Boulevard

Petition Type: Community Design and Site Plan Plan Review

Description: Monument Sign

Petitioner: Chris DeHeer-Project Manager, Horizon Sign Company

Property Owner: 9338 Olive Blvd, LLC

[ATTACHMENTS](#) [SITE IMPROVEMENT PLANS](#)

## 7. Other Business

A. Discussion regarding Chapter 445 Urban Agriculture, specifically Section 445.080 Bamboo

City Council is requesting the PCDC consider repealing the enforcement standards regarding pre-existing bamboo.

B. Discussion regarding rainscaping.

C. Meeting Minutes

D. Reports

Under this agenda item, the Planning and Community Design Commission is provided updates by:

- Director of Planning and Community Development regarding planning and development activity; and
- City Council Liaison regarding City Council and city wide activities.

## 8. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.

THE NEXT SCHEDULED MEETING DATE IS JUNE 1, 2023

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you..

Posted this day of April 28, 2023, at 2:00 PM.