



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

314.963.5300 | WEBSTERGROVES.ORG

# MEETING AGENDA

## CITY PLAN COMMISSION

CITY HALL - COUNCIL CHAMBERS - 4 EAST LOCKWOOD AVENUE

December 5, 2022 7:00 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](http://www.webstergroves.org/teleconference)

*Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, or in-person at the meeting. Masks are recommended when attending meetings in City Hall.*

**MEMBERS:** Jeff Smith (Chair), Toni Hunt (Vice-Chair), Michael Buechter, Grace Clapper, Maddy Heikkila, Steve Hunkins, Christopher Michael (Secretary), Scott Mueller, Annie Tierney (Designated Vice-Chair)

**COUNCIL LIAISON:** Karen Alexander

**STAFF:** Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Denise Bulejski (Recording Secretary).

### **REGULAR SESSION-**

1. MEETING CALL TO ORDER
2. [APPROVAL OF MINUTES](#): November 2, 2022
3. PUBLIC COMMENT

4. PUBLIC HEARING

- a. [22-PC-07 Telva, LLC \(Telva @t the Ridge\)](#): An application by Telva, LLC for a Conditional Use Permit to allow a Coffee Shop, No Drive-Thru use in the existing structure located on a 0.45 acre lot at 60 N. Gore Avenue in the “D” Commercial District.

5. PLATS AND SITE PLANS  
**NONE**

6. ADJOURNMENT OF REGULAR SESSION

**EXECUTIVE SESSION**

VOTES

- a. **22-PC-07 Telva, LLC (Telva @t the Ridge)**: An application by Telva, LLC for a Conditional Use Permit to allow a Coffee Shop, No Drive-Thru use in the existing structure located on a 0.45 acre lot at 60 N. Gore Avenue in the “D” Commercial District.

7. OTHER BUSINESS

- a. [2023 Meeting Schedule/ Meeting times](#)

8. NEXT REGULAR MEETING: January 9, 2022

9. 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 raise your hand on Zoom and/or 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.

