



**AGENDA**  
**CITY OF CREVE COEUR**  
**PLANNING AND ZONING**  
**300 NORTH NEW BALLAS RD**  
**JANUARY 16, 2024**  
**6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

Ms. Julie LaBonte (Chair)  
Ms. Muriel Hall  
Mr. Larry Potashnick  
Ms. Marjorie Richter  
Mr. AJ Wang  
Ms. Rhonda O'Brien  
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, Director of Community Development  
Ms. Bethany L. Moore, City Planner  
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

- 1. December 18, 2023 Planning and Zoning Commission Draft Meeting Minutes**

**PUBLIC COMMENT**

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

- 1. Zoning Map Error Corrections**
- 2. PUBLIC HEARING. #24-001: An Application for a Master Sign Plan Amendment for the West Park Office Development Pursuant to Section 405.955 Master Sign Plans**  
Dennis McIntire of B&B Theatres, submitted an application to amend the Master



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Sign Plan for the West Park Office Development, that consists of the properties addressed as: 12601, 12609, 12647, 12645, 12649, 12653, 12655 and 12657 Olive Boulevard. The request includes four new building signs for the B&B Movie Theatre. The movie theater also includes a restaurant, bowling alley and arcade that the applicant would like to advertise to the public with the additional signage. The existing low monument sign refacing and the main building signage have received permit approval according to the existing Master Sign Plan. This item requires the recommendation of the Planning and Zoning Commission and approval of the City Council.

**WORK AGENDA**

- 1. St. Louis County Boundary Commission 5 Year Map Plan**

**PENDING APPLICATIONS**

- 1. Application #24-002: Preliminary Plat for 324 S. Mason Road Minor Subdivision**

**Application #24-003: Conditional Use Permit for Ali's Martial Arts Located at 11615 Olive Boulevard, Suite C**

**Application #24-004: Olia Village Final Plat at 10300 Olive Boulevard**

**DEPARTMENT REPORTS**

**ADJOURNMENT**

**Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.**



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Posted by: \_\_\_\_\_

Date/Time posted: \_\_\_\_\_

***If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.***