



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
APRIL 21, 2025
6:00 PM**

CALL TO ORDER

ROLL CALL

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

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. April 7, 2025 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. Public Hearing. Application #25-005: Text Amendment to the Zoning Ordinance to Amend Section 405.940 to Provide Signage Standards for Other Conditional Uses in Residential Districts**

Natalie Nye, of Life Time, Inc, has submitted a zoning ordinance text amendment application to provide signage standards for other conditional uses in residential zoning districts. The submitted application would amend Section 405.940. of the Sign Regulations to create new regulations to allow exterior signage for Other



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Conditional Uses in Residential Districts. Currently, the Zoning Code provides signage standards for institutional uses in residential districts but not other conditional uses that do not meet the definition of an institutional use. The proposed sign standards include attached signs, low monument signs, parking directional signs, and temporary signs. The applicant plans to seek approval of signage in accordance with these requirements for the Life Time Creve Coeur location, 12691 Conway Road, formerly the Creve Coeur Raquet Club, if text amendment approval is granted. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

2. Application #25-008: Minor Site Plan For A Temporary Use Permit for Congregation Shaare Emeth at the Property Addressed as 11645 Ladue Road

Valerie Cundy, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 60-day period in order to hold Camp Emeth, a Jewish Day Camp, on the property. Day Camp will run from 9:00 AM to 3:30 PM from June 7 to August 1. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section 405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

WORK AGENDA

PENDING APPLICATIONS

- 1. Olia Village Site Concept Plan and Phase One Site Development Plan Amendment for Street Dedications**

DEPARTMENT REPORTS

Bayer East Comprehensive Plan Update Timeline

ADJOURNMENT



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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.

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.