



**AGENDA  
CITY OF CREVE COEUR  
PLANNING AND ZONING  
300 NORTH NEW BALLAS RD  
MAY 5, 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 21, 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. #25-011 and 25-012: Applications for an Amendment to the Olia Village Planned Zoning District Site Concept Plan and Phase 1 Site Development Plan and an Amendment to the Final Subdivision Plat for the Property at 10300 Olive Boulevard**

Matthew Pfund, of Jack Matthews Development, has submitted an application for an amendment to the Olia Village Planned Zoning District Site Concept Plan and Phase 1 Site Development Plan with an amendment to the Final Subdivision Plat. The



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proposed amendment has been submitted to convert portions of internal streets that were originally approved as private to public streets to be maintained by the City of Creve Coeur after construction and acceptance. The streets to be converted to public streets include Vintage Avenue, Arbor Way, Pavilion Drive, Twisted Branch Drive, and Main Street. In addition, an accompanying amendment to the Final Subdivision Plat for Olia Village has also been submitted to account for the above-referenced changes in these streets from private to public. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by resolution of the City Council. Section 410.500 of the Subdivision Code requires Planning and Zoning Commission review and final approval by City Council for amendments to previously approved subdivision plats.

**WORK AGENDA**

- 1. Exterior Lighting Color Temperature**
- 2. Table A NAICS Code Updates**

**PENDING APPLICATIONS**

- 1.**
  - Condominium Plat Procedures Text Amendment**
  - 12116 Royal Valley Drive Fence Application**

**DEPARTMENT REPORTS**

Bayer East Comprehensive Plan Update--Site Visit and Open House

**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**



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**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.***