



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 19, 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. May 5, 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. Application #25-010: Site Development Plan For A Front Yard Fence Along Coeur De Ville Lane for the Corner Property Addressed as 12116 Royal Valley Drive**

Jose Alanis, owner, has submitted an application to install a 6-foot tall, wooden privacy fence, within the front yard setback along the property line adjacent to Coeur De Ville Lane right-of-way for the corner property. The new fence would be installed in the same location and would be the same material as the existing fence, which is



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in disrepair. The subject property is zoned "C" Single Family Residential. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

2. Application #25-005: Text Amendment to the Subdivision and Development of Land Code to Amend Section 410.150 to Provide Condominium Plat Review Procedures

Jason Jaggi, Director of Community Development, of the City of Creve Coeur, has submitted a text amendment application to provide procedures for Condominium Plats. The submitted application would amend Section 410.150 of the Subdivision and Development of Land section of the City Code to create a new section that includes procedures that would govern how Condominium Plats are reviewed and approved by the Planning and Zoning Commission and City Council. Currently, there is not a formalized, codified process specifically for Condominium. Text amendments require approval by the City Council after a recommendation from the Planning and Zoning Commission.

3. Application #25-014: Right-of-Way Ownership Clarification--Beaver Drive

The Public Works Department has submitted a request to clarify Beaver Drive as a public street to be maintained by the City of Creve Coeur.

WORK AGENDA

PENDING APPLICATIONS

- 1. Site Development Plan for Foster and Adoptive Care Coalition located at 1220 N. Lindbergh**
- 2. Continued review of NAICS land use code updates**

DEPARTMENT REPORTS

Bayer Campus Comp Plan--Progress Update



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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.

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.