



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 8, 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, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. June 2, 2025 Planning and Zoning Commission Draft Meeting Minutes**
- 2. June 16, 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. #25-016: A Conditional Use Permit for a Jimmy John's Restaurant Located at 782 N. New Ballas Road within Creve Coeur Plaza.**
Randy McNulty, of Randy James, Inc., restaurant owner, has submitted an application for a new conditional use permit for a 1,200 square foot Jimmy John's



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restaurant location at 782 N. New Ballas Road within the Creve Coeur Plaza Shopping Center. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 10:00 PM seven days a week. There will be 16 inside seats in the restaurant and 6 employees at the busiest shift. The property is in the “CB” Core Business zoning district. Jimmy John’s is a sandwich shop and the use is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. #25-015: A Minor Site Development Plan for Site and Exterior Alterations for Foster and Adoptive Care Coalition, Located at 1220 N. Lindbergh Boulevard

Andrew Berhorst, Chief Financial Officer for Foster and Adoptive Care Coalition, has submitted an application for a site development plan to make improvements to the site and exterior of the existing building in order to meet their needs to use the building as their new headquarters. The property is located in the “GC” General Commercial zoning district. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required. This item was deferred from the June 2, 2025 Planning and Zoning Commission meeting.

WORK AGENDA

1. Bayer East Comprehensive Plan Update Progress Discussion

PENDING APPLICATIONS

DEPARTMENT REPORTS

Pending Olive-Graeser Redevelopment Application Update

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.