



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
AUGUST 4, 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. July 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. Application #25-019: A Preliminary Review of the Site Concept Plan for Graeser Station Located at the Corner of Olive Boulevard and Graeser Road**

Kent Wagster, of HDA Design, LLC, on behalf of Garrison Companies, has submitted an application for preliminary review of a Site Concept Plan for Graeser Station, a proposed Mixed-Use Development at 11004 Olive Boulevard and adjacent properties at the southwest corner of Olive Boulevard and N. Graeser Road currently



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zoned “GC” General Commercial Zoning District to replace the existing shopping center and vacant parcels. The project proposes a new 4-story mixed-use building including 10,500 square feet of commercial space on the first floor and 168 units of residential apartments in the three floors above with associated surface parking. The applicant intends to submit an application for rezoning of the properties utilizing the Planned Zoning District procedure as provided in Section 405.390 of the Zoning Ordinance. The future rezoning application will be accompanied by a Site Concept and Site Development plan request. At this time, the applicant is seeking initial review and feedback of the project from the Planning and Zoning Commission with a more detailed submission to follow after this initial review.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Congregation Temple Israel Site Development Plan
 - NAICS 2022 Update Text Amendment
 - Exterior Lighting Requirements Text Amendment
 - Bayer East Comprehensive Plan Update by planning consultant

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.

Posted by: _____
Date/Time posted: _____



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