



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
AUGUST 18, 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. August 4, 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. #25-020: Text Amendment to the Zoning Ordinance to Amend Section 405.210, Table A, from NAICS Code 2012 Edition to the 2022 Edition and Amend Certain Permitted and Conditional Uses within Table A**
Request to continue the application to the September 2, 2025 meeting agenda.
- 2. #25-021: Text Amendment to the Zoning Ordinance Affecting Exterior**



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Lighting Requirements as Regulated in Section 405.680

Request to continue the application to the September 2, 2025 meeting agenda.

**3. Application #25-022: A Minor Site Plan Approval For New Exterior Lighting
At Congregation Temple Israel Located At 10675 Ladue Road**

Martina Stern, of Congregation Temple Israel, has submitted an application for a minor site plan approval for new and replacement parking lot lighting for the Congregation Temple Israel at 10675 Ladue Road. The proposal includes the removal of 6 existing light poles and the installation of 12 new poles. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080.

WORK AGENDA

1. Bayer East Campus Comprehensive Plan Update

The City's planning consultant, PGAV Planners, will present the market study and natural habitat assessment results and share initial recommendations for the Commission's review and feedback. Next steps in the planning process will also be discussed.

2. Graeser Station Preliminary Review Process Discussion and Updates

Staff will update the Commission on this proposal and accept feedback on the review process.

PENDING APPLICATIONS

1.

- **CUP for Capriotti's Sandwich Shop at 12536 Olive Boulevard within Shoppes at Questover**
- **Garden Fence Enclosure at 152 Petite Royale Court**

DEPARTMENT REPORTS

Olivia Village Updates



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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.