



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 2, 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 18, 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**

Item has been withdrawn by Staff. It will be re-noticed and placed on the agenda at a later date.



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2. Application #25-024: A Site Development Plan for a Backyard Garden Enclosure Fence Located at 152 Petite Royale Court

Vladimir Shniter, homeowner, has submitted an application for site development plan approval of an as-built backyard garden enclosure. The garden enclosure includes 8-foot-tall wooden posts with steel pipes, bird netting, and wooden pickets forming the 21-foot by 36-foot enclosure. The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height of Fences and Walls* states that no fence or wall shall exceed 6 feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. City Council action is not required.

3. Public Hearing. #25-023: A Conditional Use Permit for Capriotti's Sandwich Shop Located at 12536 Olive Boulevard within Shoppes at Questover

Jonathan Heslop, of STL Caps, LLC, on behalf of Capriotti's Sandwich Shop, has submitted an application for a new conditional use permit for a 1,663 square foot restaurant location at 12536 Olive Boulevard, Suite B, within Shoppes at Questover. No exterior changes are proposed and the hours of operation will be from 9:00 AM to 9:00 PM every day of the week. There will be 24 seats in the restaurant and 4 employees at the busiest shift. The property is in the "GC" General Commercial zoning district. Capriotti's Sandwich Shop will specialize in serving fast-casual made-to-order sandwiches and the use is classified as a Limited-Service Restaurant (NAICS 722513). Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "GC" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

4. Public Hearing. Application #25-021. Text Amendment to the Zoning Ordinance Affecting Exterior Lighting Requirements as Regulated in Section 405.680.

Jason Jaggi, Director of Community Development, City of Creve Coeur, has submitted a text amendment application to the Zoning Ordinance section that regulates exterior lighting as provided in Section 405.680. The proposed amendments would require all new and replacement exterior lighting, with the exception of properties used as Single-Family Dwellings, not to exceed a Correlated Color Temperature of 3,000 degrees Kelvin. The unit of measurement for color temperature is expressed as degrees of Kelvin. The lower the Kelvin rating, the warmer or softer the light color. Higher ratings result in brighter, blue colors. Also,



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proposed as part of this amendment are various minor clarifications to Section 405.680. Text amendments require approval from the City Council based upon a recommendation from the Planning and Zoning Commission.

WORK AGENDA

1. Bayer East Comprehensive Plan Update Status Review

Staff will review the scope of work for the comprehensive plan update, progress made to date, and remaining tasks to complete the planning process.

PENDING APPLICATIONS

1.

- Olia Village Lot 1 Site Development Plan
- Missouri American Water Conditional Use Permit with Site Development Plan for Water Tank Replacement at 9989 Old Olive Street Road
- 10370 White Bridge Lane Boundary Adjustment

2. September 29, 2025 Bayer East Comprehensive Plan Work Session (Special Meeting)

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.



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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.