



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 15, 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. September 2, 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. #25-027: Boundary Adjustment Plat of Part of Lots 7 and 8 of Partition of Estate of A.W. Dauster, known as 10370, 10372, and 10376 White Bridge Lane**

Lora Headrick, surveyor, on behalf of Steven Hille, property owner, has submitted a boundary adjustment plat to consolidate the three parcels into two parcels. The two adjusted parcels would consist of 1.76 and 1.57 acres.



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 15, 2025
6:00 PM**

2. Public Hearing. Application # 25-025: A Conditional Use Permit for the Replacement of Two Missouri American Water Company Water Tanks Located at 9989 Old Olive Street Road.

Tim Straszacker, of Horner and Shifrin, Inc, on behalf of Missouri American Water, has submitted an application for a conditional use permit with site development plan for the replacement of two existing steel water tanks with two prestressed concrete water tanks in a similar footprint at 9989 Old Olive Street Road. The property is in the "GC" General Commercial zoning district. Water Supply and Irrigation Systems, NAICS 221310, is a Conditional Use in the "GC" zoning district and requires a Conditional Use Permit with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. #25-026: Application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development for the Property at 10300 Olive Boulevard

Matthew Pfund, of Jack Matthews Development, has submitted an application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development. The application includes the construction of a grocery store and multi-tenant retail building, parking garage and surface parking lot as shown on the approved Site Concept Plan. Section 405.390(G) requires Planning and Zoning Commission review and approval by resolution of the City Council for all Site Development Plans within a Planned Mixed-Use Development.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Lot 16 Olia Village Townhomes Site Development Plan and Site Concept Plan Amendment (road and pedestrian plan)
 - 10590 Olive, Firebirds Restaurant CUP (former California Pizza Kitchen)
 - 11647 Studt, New Dental Office Site Development Plan and Associated Subdivision/Boundary Adjustment Plat
 - Bayer East Comprehensive Plan P&Z Work Session (Special Meeting), September 29th



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 15, 2025
6:00 PM**

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: _____

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