



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 20, 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. October 6, 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 #25-029 and #25-030: Application for A Site Concept Plan and Site Development Plan with Associated Boundary Adjustment for Ballas Dental Located at 11647 Studt Avenue**

Elliott Reed, on behalf of Ballas Dental, has submitted an application for a Site Development and Site Concept Plan and associated Boundary Adjustment for the construction of a new dental office building and parking lot at 11647 Studt Avenue and portions of the adjacent vacant parcels within the "CB" Core Business Zoning



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District. The project consists of a 1-story, 8,761 square foot dental office building with a 64-space parking lot. A Boundary Adjustment to adjust the boundaries of the subject properties to facilitate this development has also been submitted. Pursuant to Section 405.370.G. review by the Planning and Zoning Commission with final approval by the City Council is required for all new developments within this area of the "CB" Core Business District.

WORK AGENDA

1. Bayer East Comprehensive Plan Update

Staff will review the revised draft plan recommendations for the Commission's review prior to seeking public input at the Open House.

2. Discussion of the review process for the proposed Olive-Graeser development rezoning application (Graeser Station)

Staff will discuss the review process for the pending rezoning application.

PENDING APPLICATIONS

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.