



**AGENDA**  
**CITY OF CREVE COEUR**  
**PLANNING AND ZONING COMMISSION**  
**300 NORTH NEW BALLAS RD**  
**NOVEMBER 17, 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 20, 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 #25-033: Site Development Plan For A Fence Along Runnymede Drive Right-of-Way and Ladue Road Right-of-Way for the Property Addressed as 108 Runnymede Drive**

Patrick Duncan, homeowner, has submitted an application to replace a 6-foot (72") tall, wooden fence within the front yards and adjacent to street right-of-way for Ladue Road and Runnymede Drive. The subject property has three front yard setbacks along three separate rights-of-way.



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**2. Public Hearing. #25-032. Text Amendment to the Zoning Code to Amend Section 410.210, Table A, Pertaining to NAICS 518210 Data Processing, Hosting, and Related Services.**

Jason Jaggi, Director of Community Development, City of Creve Coeur, has submitted a zoning ordinance text amendment application to change the classification of Data Processing, Hosting, and Related Services (NAICS Use Code 518210) from Permitted Uses to Conditional Uses in the following zoning districts: PO-Planned Office, RO-Research Office, PC-Planned Community, CB-Core Business, and LI-Light Industrial. The submitted application amends Table A, Permitted and Conditional Uses as referenced within Section 405.210 Regulation of Uses. This land use category comprises establishments primarily engaged in providing infrastructure for hosting or data processing services, including facilities that are commonly referred to as Data Centers.

**WORK AGENDA**

**PENDING APPLICATIONS**

1.
  - Graeser Station Planned Mixed-Use Development Rezoning--December 1st Meeting
  - Dewey's Pizza CUP, 736 N New Ballas Road--December 1st Meeting
  - Einstein's Bagels CUP, 12505 Olive Boulevard--December 1st Meeting

**DEPARTMENT REPORTS**

Bayer East Campus Comprehensive Plan Update

**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**



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**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.***