



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
DECEMBER 1, 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. November 17, 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. Public Hearing. Application #25-036: A Conditional Use Permit for Dewey's Pizza Located at 736 N. New Ballas Road within Creve Coeur Plaza**

Heath Trostle, of HD Contracting, has submitted an application for a new conditional use permit for a 2,730 square foot Dewey's Pizza restaurant location at 736 N. New Ballas Road, within Creve Coeur Plaza. Dewey's Pizza is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review



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and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Public Hearing. Application #25-038: A Conditional Use Permit for Einstein Bros Bagels Located at 12505 Olive Boulevard, Suite A, within the Heritage Place Development

Matt Copenhaver, of Einstein Noah Restaurant Group, Inc, has submitted an application for a new conditional use permit for a 2,453 square foot Einstein Bros. Bagels restaurant location at 12505 Olive Boulevard, Suite A, within the Heritage Place development. The property is in the "CB" Core Business zoning district. Einstein Bros. Bagels is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. Public Hearing. Applications #25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District With a Site Concept Plan and Site Development Plan for 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Garrison Hassenflu, of Garrison Companies, has submitted a rezoning application and a site concept plan and site development plan application for the lots addressed as 11004, 11026, 11032, and 11056 Olive Boulevard; and 825 and 827 Graeser Road in order to construct a new four-story, 157 residential unit, mixed-use development with approximately 8,500 square feet of first floor retail named Graeser Station. The lots comprise approximately 4.42 acres and are currently zoned "GC"- General Commercial Zoning District. The request is to rezone the properties to "PMD" Planned Mixed-Use Development Zoning District in accordance with the procedures described in Section 405.390 Planned Zoning Districts. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Olia Village Lot 16 Site Concept Plan Amendments, Site Development



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- Plan and Associated Preliminary Plat for Townhome Development**
- **Whitfield School, 175 S. Mason Road, Site Concept Plan Amendment and Site Development Plan for a Building Addition**

DEPARTMENT REPORTS

Tealwood Trustees Comment--Comp 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 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.