



**AGENDA  
CITY OF CREVE COEUR  
PLANNING AND ZONING COMMISSION  
300 NORTH NEW BALLAS RD  
MARCH 16, 2026  
6:00 PM**

**ZOOM MEETING INFORMATION**

Members of the public may access live audio and/or video by accessing the following:

<https://us02web.zoom.us/j/89237383730>

phone: 1 312 626 6799

Webinar ID: 892 3738 3730

**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. March 2, 2026 Planning and Zoning Commission Meeting Draft 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**



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**1. Application #26-003: Review and Adoption of an Amendment to the Comprehensive Plan for the Bayer East Campus**

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City's adopted comprehensive plan. The submitted amendment would establish new goals and objectives and provide recommendations for the Bayer East campus in anticipation of future development. The preparation of a comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission pursuant to Section 405.1030.E. of the City's code of ordinances. The Planning and Zoning Commission held a public hearing on this item at the March 2, 2026, meeting. This item was continued to the March 16, 2026, meeting.

**2. 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 revised plans for a rezoning, site concept plan, site development plan, and a boundary adjustment 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, mixed-use development known as Graeser Station. The lots comprise approximately 4.42 acres and are currently zoned "GC"-General Commercial Zoning District. The request includes rezoning the properties to "PMD" Planned Mixed-Use Development Zoning District in accordance with the procedures described in Section 405.390 Planned Zoning Districts. The revisions include a reduction in the proposed residential units from 157 to 147 and increasing the on-site parking from 250 to 260 spaces as well as minor site changes to accommodate comments received by the Planning and Zoning Commission. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required. This application was continued from the January 20, 2026 meeting.

**NEW BUSINESS**

**1. Public Hearing. #26-004: A Conditional Use Permit for a Residential Remodelers Use for PJP Construction Group Located at 1067 North Warson Road, Building A**



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Mark Miller, of PJP Construction Group, Inc., has submitted a conditional use permit application for a 9,318 square foot space addressed as 1067 N. Warson Road within Building A of the North Warson Business Center development for Residential Remodelers, NAICS 236118. The 17-acre lot is currently zoned "LI"-Light Industrial Zoning District. The request is to house PJP Construction Group, Inc's offices and internal storage of materials for the applicant's use. No exterior changes are proposed. Under Section 405.380, Table A of the Zoning Code, NAICS 236118 requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

**WORK AGENDA**

**PENDING APPLICATIONS**

- 1. April 6--FY2027-FY2031 Capital Improvement Plan Review**

**DEPARTMENT REPORTS**

- 1. Capital Improvement Plan Review**

Staff has attached the Draft FY2027-2031 CIP for review by the Commission in advance of the April 6th presentation and discussion by the Department of Public Works.

**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: \_\_\_\_\_



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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.***