



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
APRIL 20, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
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. April 4, 2026 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 #26-010: Minor Site Plan For A Temporary Use Permit for Congregation Shaare Emeth at the Property Addressed as 11645 Ladue Road**

Valerie Cundy, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 68-day period in order to hold Camp Emeth, a summer day camp, on the property. Camp Emeth will run from 9:00 AM to 3:30 PM from June 1 to August 7. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section



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405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

2. Public Hearing. #26-006: A Conditional Use Permit for a Medical Laboratories Use for Fitness Labs Located at 10425 Old Olive Street Road, Suite 200

Zahid Kaleem, of Fitness Labs, LLC, has submitted a conditional use permit application for a 1,240 square foot space located at 10425 Old Olive Street Road, Suite 200. The property is zoned "GC"-General Commercial Zoning District. Fitness Labs, LLC will have their office at this location for an outpatient blood collection center with 2-4 employees at busiest shift. The hours of operation shall be from 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM Saturdays, and closed Sundays. No exterior changes are proposed. Medical Laboratories, NAICS 621511, is a conditional use in the GC zoning district and requires a conditional use permit. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

WORK AGENDA

- 1. East Olive Corridor--Prior Zoning Code Update Initiatives Discussion**

PENDING APPLICATIONS

- 1.
 - **Conditional Use Permit Application for Wholesome MD Cafe located at 1001 Old Olive Street Road within The Vue apartment complex****

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



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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.