



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JUNE 15, 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. June 1, 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. Public Hearing. Application #26-012: Text Amendment to the Zoning Code to Amend Section 405.470(A)(6) Communication Towers**

Jonathon Hunt, of Centerline LLC, on behalf of The Towers, LLC, has submitted a text amendment application to the Zoning Ordinance to reduce the required setbacks for telecommunications towers when a "Fall Certification Letter" stamped by a licensed engineer is provided. The setback required by the applicable zoning district shall remain the absolute minimum. Additionally, in the "HE" Higher Education Zoning District, the setback for the applicable zoning district shall be reduced by 15



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feet for the accessory ground equipment serving a communication tower. In association with this request, the applicant plans to submit a Conditional Use Permit for the construction of a monopole communication tower with associated equipment on the Missouri Baptist University Campus. Text amendments require approval by the City Council after a recommendation from the Planning and Zoning Commission.

Staff requests this item be moved to the July 7th, 2026 agenda in order to allow the applicant additional time to resubmit requested materials and revisions.

2. Public Hearing. Application #26-013: A Conditional Use Permit for a Monopole Communications Tower Located at 1 College Park Drive within the Missouri Baptist University Campus

Jonathon Hunt, of Centerline LLC, on behalf of The Towers, LLC, has submitted a Conditional Use Permit application for the construction of a 100-foot-tall monopole telecommunications tower with accessory ground equipment on the Missouri Baptist University Campus within the “HE” Zoning District. In association with the CUP application, an application for a text amendment to the Zoning Code has also been submitted to reduce the required setbacks for telecommunications towers when a “Fall Certification Letter” stamped by a licensed engineer is provided. The setback required by the applicable zoning district shall remain the absolute minimum. Additionally, in the “HE” Higher Education Zoning District, the setback for the applicable zoning district shall be reduced by 15 feet for the accessory ground equipment serving a communication tower. Conditional Use Permits require approval by the City Council after a recommendation from the Planning and Zoning Commission.

Staff requests this item be moved to the July 7th, 2026 agenda in order to allow the applicant additional time to resubmit requested materials and revisions.

3. Application #26-015: Subdivision Improvement Plans for the 3 Lot Subdivision Known as BaCon Estates at 350 South Mason Road within the A Single-Family Residential Zoning District

Matt Poston, of THD Design Group, on behalf of Lombardo Homes, has submitted a request for the subdivision improvement plan approval for the 3-lot subdivision known as BaCon Estates located at 350 South Mason Road. The property is located on S. Mason Road between B’nai Amoona Congregation to the north and east and Holy Mountain Assembly of God to the southeast. The subject property is zoned A



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Single Family Residential. The subdivision received preliminary plat and final plat approval in 2024 with the condition that the improvement plans would be applied for by the future developer before issuance of any building permits. The developer, Lombardo Homes, is ready to apply for building permits for these lots and has applied to for Subdivision Improvement Plan approval in order to do so.

4. Application #26-016: Site Development Plan For A Fence Within the Front Yard Setback for the Property Addressed as 12111 Ladue Heights Drive

Joe Green, homeowner, has submitted an application for a 6 foot (72") tall, wooden privacy fence within the front yard setback and parallel to Coeur De Ville Lane street right of way for the corner property located at 12111 Ladue Heights Drive. This property is within the "B" Single-Family Residential Zoning District. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district unless such fence is setback at least 15 feet from the property line, no more than 4 feet in height, and is an open slatted decorative metal fencing. All other fences must be approved by site development plan by the Planning and Zoning Commission.

5. Application #26-017: Site Development Plan For A Front Yard Fence Adjacent to Street Right-of-way for the Property Addressed as 12511 Royal Manor Drive

Pradeep Daripally, homeowner, has submitted an application for a 6 foot (72") tall, wooden stockade privacy fence parallel to Ladue Road right of way for the through lot property located at 12511 Royal Manor Drive. This property is within the "A-RDD" Single-Family Residential Zoning District. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district unless such fence is setback at least 15 feet from the property line, no more than 4 feet in height, and is an open slatted decorative metal fencing. All other fences must be approved by site development plan by the Planning and Zoning Commission. City Council action is not required.

WORK AGENDA



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PENDING APPLICATIONS

1.
 - Site Development Plan for a fence located at 11652 Studt Avenue

DEPARTMENT REPORTS

Olia Village Update: 6-8-26 City Council/P&Z Work Session Presentation

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.