



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 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 15, 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 removed from the agenda. This item will require re-noticing before being placed on a future agenda.

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 removed from the agenda. This item will require re-noticing before being placed on a future agenda.

3. Application #26-018: Minor Site Development Plan For An 8-Foot-Tall Sound Barrier Fence at the Rear of the Property for 11652 Studt Avenue

Fred Winger, property owner, has submitted an application for an 8 foot (96”) tall, grey vinyl sound barrier fence at the rear of the property to reduce noise levels for the existing mechanical units. The property abuts a multi-family residential use and has received a violation letter from St. Louis County for the noise level of the unit. The applicant has chosen this type of fence for its sound transmission loss effectiveness and the acoustical performance test report for this material has been



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submitted with the application. Fences are limited to 6 feet in height but can be approved for up to 8 feet in height for a unique screening problem. The applicant is seeking Minor Site Development Plan approved from the Planning and Zoning Commission and City Council action is not required.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Subdivision Improvement Plans and Final Plat Approval for Lot 16, The Vale at Olia Village

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 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.



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