



**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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**MINUTES
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6:00 PM**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, June 15, 2026, at 6:27 PM.

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien – absent
Mr. Larry Potashnick
Mr. Stephan Tomlinson
Mr. AJ Wang - absent

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

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Tomlinson SECONDER: Mr. Potashnick AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson NAYS: None
--

The vote on the motion being 4 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

1. June 1, 2026 Planning and Zoning Commission Draft Meeting Minutes

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Tomlinson
--



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SECONDER: Mr. Potashnick
AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson
NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried.

PUBLIC COMMENT

There were no Public Comments tonight.

UNFINISHED BUSINESS

There was no unfinished business tonight.

NEW BUSINESS

1. Public Hearing. Application #26-012: Text Amendment to the Zoning Code to Amend Section 405.470(A)(6) Communication Towers

Staff requested that Applications #26-012 and #26-013 be moved to the July 7 agenda in order to allow the applicant additional time to resubmit requested materials and revisions.

RESULT: APPROVED (UNANIMOUS)
MOVER: Mr. Tomlinson
SECONDER: Mr. Buelter
AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson
NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried.

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

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



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Matt Poston with THD Design Group spoke on behalf of Lombardo Homes, the developer of the three lots at BaCon Estates located near South Mason and Conway Roads at the edge of B'Nai Amoona Synagogue's property. Each lot is 1.2 acres. Mr. Poston showed the proposed site plan for the three lots. An individual stormwater retention area will be at the rear of each lot to allow each homeowner to take care of their own facility. He discussed the placement of trees near the sidewalk. Buffer yard landscaping will include trees, shrubs and other vegetation. They will send letters to Conway Mason Estates where the sanitary sewer extension will come from, and they are waiting for approval of that plan from the City of Town and Country.

Mr. Buelter asked about the driveway location for the B Lot, the northernmost lot. Mr. Poston explained that 40-foot buffer yard pushes the house to the east. He said the driveway is more centered with the driveway across South Mason Road so it is more of an intersection than if it was offset.

Ms. LaBonte asked about the individual stormwater retention areas that feed into the overall retention area. Mr. Poston said any overflow water will discharge into a retention area on B'Nai Amoona's property.

Mr. Potashnick asked about the price point for the homes. Mr. Poston said he has not been informed by Lombardo Homes what the price points will be. He thinks they will probably start in the \$800,000 to \$1,000,000 range.

Mr. Buelter asked about a picture of the landscaping. Mr. Poston said he did not have a picture of the landscaping. There will be a minimum of 6-foot height for evergreens and various native-size bush and grass plantings.

Ms. Moore gave the City's presentation. There is a minimum lot size of 1 acre in the A Zoning District. Each lot will have individual access onto Mason Road. Five-foot sidewalks will be installed in the St. Louis County right-of-way. Trees and a shrubby mixture will be planted along the northernmost property edge. Each lot will have a stormwater retention area that will be piped to a larger stormwater retention area on B'Nai Amoona's property. The Public Works Department is satisfied with the stormwater plan.

Mr. Potashnick asked if Mason Road is very congested during school drop off and pick up. Ms. Moore said that we don't look at that because Mason Road is a St. Louis County maintained road.



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RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Tomlinson

SECONDER: Mr. Potashnick

AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried, improvement plans approved subject to the conditions stated in the Staff report.

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, owner of 12111 Ladue Heights Drive, gave his presentation. His family moved to this property in 2023 on the corner of Ladue Heights and Coeur De Ville. He wants to install a fence along the Coeur De Ville Lane side of the backyard. He has planted maiden grass that grows 6 to 8-feet tall in front of the area where the fence will be located. Mr. Green showed some photos of existing fences at other properties. A six-by-six-foot solid wooden panel fence made of deck boards is proposed. Mr. Green shared some sound testing results from his backyard.

Ms. Moore gave the City's presentation. This is a corner property with two front yard setbacks. The fence will be installed 20 feet from the east property line to accommodate the setback along Coeur De Ville. Ms. Moore showed photos of some existing fences at other properties for consideration.

Mr. Buelter asked about the seasonal grasses that were planted. Mr. Green said he is willing to add some evergreen shrubs but doesn't want to plant anything that will die as this is a full-sun, low-water area. Mr. Jaggi said that the evergreen shrubs will help to break up the solid appearance of the fence.

Condition of approval added: The final landscaping plan must be submitted for staff review and approval.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Potashnick

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried and the site plan was approved subject to the conditions stated in the Staff report.



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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

Pratik Patel gave a presentation on behalf of the homeowner Pradeep Daripally. The homeowner has two young sons who frequently play in the backyard. The proposal is to install a fence four feet from the property line along Ladue Road.

Mr. Buelter asked if they will install the fence. Mr. Patel said no, a professional fence company will do the installation. They have three bids and the cost is \$7,000-\$7,600.

Ms. Moore gave the City's presentation. The proposal is for a six-foot-tall wooden fence segment along Ladue Road. Each panel will be 96 inches wide. Ms. Moore showed photos of a mix of existing fence styles along Ladue Road. This is adjacent to a street right-of-way.

Mr. Potashnick asked about this being done in two phases. Ms. Moore said that in phase two, the homeowner would enclose the rest of the yard and install a four-foot-tall open metal fence. The phase two fence would come before the Commission just for the portions in the front setback. Mr. Jaggi asked if the phase two metal fence can be approved by staff instead of coming back to the Commission?

Motion for a six-foot-tall wooden stockade privacy fence to be located four feet from the property line along Ladue Road with a final landscaping plan to be submitted for staff review and staff be authorized to approve upon submission by applicant adjoining fences consistent with County code and existing regulations.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Tomlinson

SECONDER: Mr. Potashnick

AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried and site plan approved as stated above and subject to conditions stated in the Staff report.

WORK AGENDA

There were no items on the Work Agenda tonight.

PENDING APPLICATIONS



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- **Site Development Plan for a fence located at 11652 Studt Avenue**
- **Public Hearing. Application #26-012: Text Amendment to the Zoning Code to Amend Section 405-470(A)(6) Communication Towers**
- **Public Hearing. Application #26-013:A Conditional Use Permit for a Monopole Communications Tower Located at 1 College Park Drive withing the Missouri Baptist University Campus**

DEPARTMENT REPORTS

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

Mr. Jaggi included the Olia Village presentation from last week's City Council work session in the packet that was sent to the Commission. The master sign plan or a portion will probably be submitted this month for review. The site plans for Lots 2 and 3 will be submitted later this summer or early fall.

Pati Trout said she thinks the process is a little flawed. The former Bayer building that is the data center should not have been eligible for tax incentives because it is an existing building. The gold building should not have been in the tax incentives either, because it is not being destroyed. Staff clarified that the data center building is no longer Bayer's and is vacant. Mr. Lumley said the existing taxes are being preserved at the current tax rate. Ms. Trout is concerned about anything that is found that is not truthful and there should be a hold put on a project. She said we are asking a lot of questions for which we don't have answers.

The new Commission member is proposed to be Chris Clark who is an architect.

Mr. Jaggi said Olive East Corridor will be taken up after the Council addresses Graeser Station. There may be a joint Commission session with Council.

Mr. Buelter asked about the data center issue. Mr. Jaggi said that it was changed last fall for data centers to be Conditional Uses outside of a Planned Zoning District. Mr. Jaggi said that this would not apply to Olia Village, which has their Planned Zoning District use table.



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ADJOURNMENT

Meeting adjourned at 7:32 PM.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #26-018: MINOR SITE DEVELOPMENT PLAN FOR AN 8-FOOT-TALL SOUND BARRIER FENCE AT THE REAR OF THE PROPERTY FOR 11652 STUDT AVENUE

FOR THE MEETING OF: Tuesday, July 7, 2026

LOCATION: 11652 Studt Avenue. Zoned CB Core Business District.

REQUEST: 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 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.

ADDITIONAL INFORMATION:

The applicant is seeking Minor Site Development Plan approved from the Planning and Zoning Commission and City Council action is not required.

OWNER/APPLICANT: Fred Winger
Animal Neurology Center
11652 Studt Avenue
Creve Coeur, MO 63141

Key Issues:

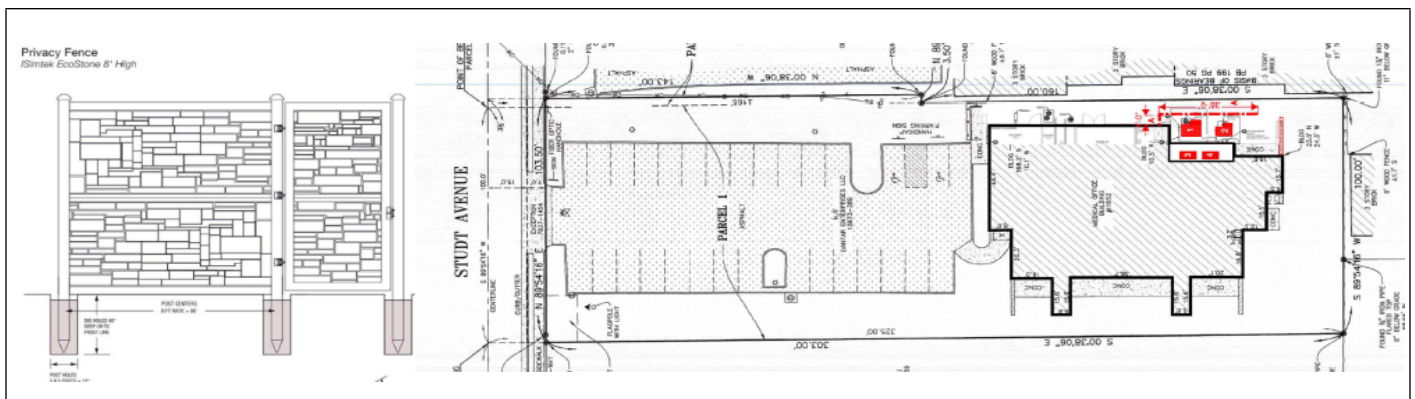
- Does the reason for the request justify an 8-foot-tall fence instead of a 6-foot-tall fence?

Creve Coeur 2030 Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 7/1/2026

ATTACHMENTS: Applicant's Materials Received June 5, 2026

BACKGROUND AND PROJECT DESCRIPTION

The Applicant is seeking minor site development plan approval to install an 8-foot-tall grey vinyl sound barrier fence around the existing mechanical units behind the building and at the rear of the property. The property, located at 11652 Studt Avenue, houses the Animal Neurology Center. The HVAC/chiller equipment that serves the MRI unit that the Animal Neurology Center installed upon occupancy of the building has been determined by St. Louis County to be producing sound levels above those allowed per St. Louis County’s Noise Control Code. The applicant was sent a violation letter from St. Louis County and is seeking to install the 8-foot-tall fence in order to provide noise mitigation for the mechanical units. The fence type was specifically chosen for its sound mitigation properties and will extend approximately 2 feet over the height of the mechanical unit to help block the sound. The applicant has provided a sound transmission loss test report for the SIMTEK vinyl privacy fence. The fence will not be easily visible from Studt Avenue. Section 405.640, *Fences and Walls*, states no fence shall exceed 6 feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. City Council action is not required.

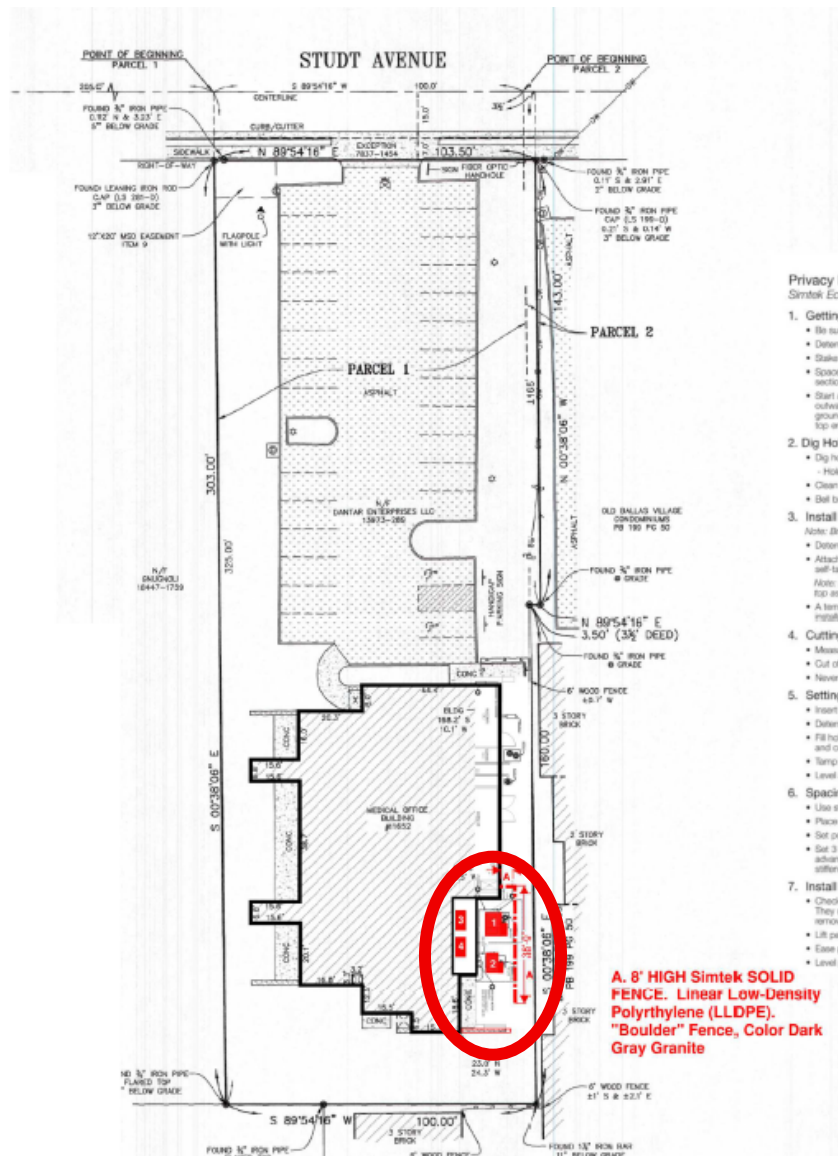


Figure 1: Proposed fence location in red.

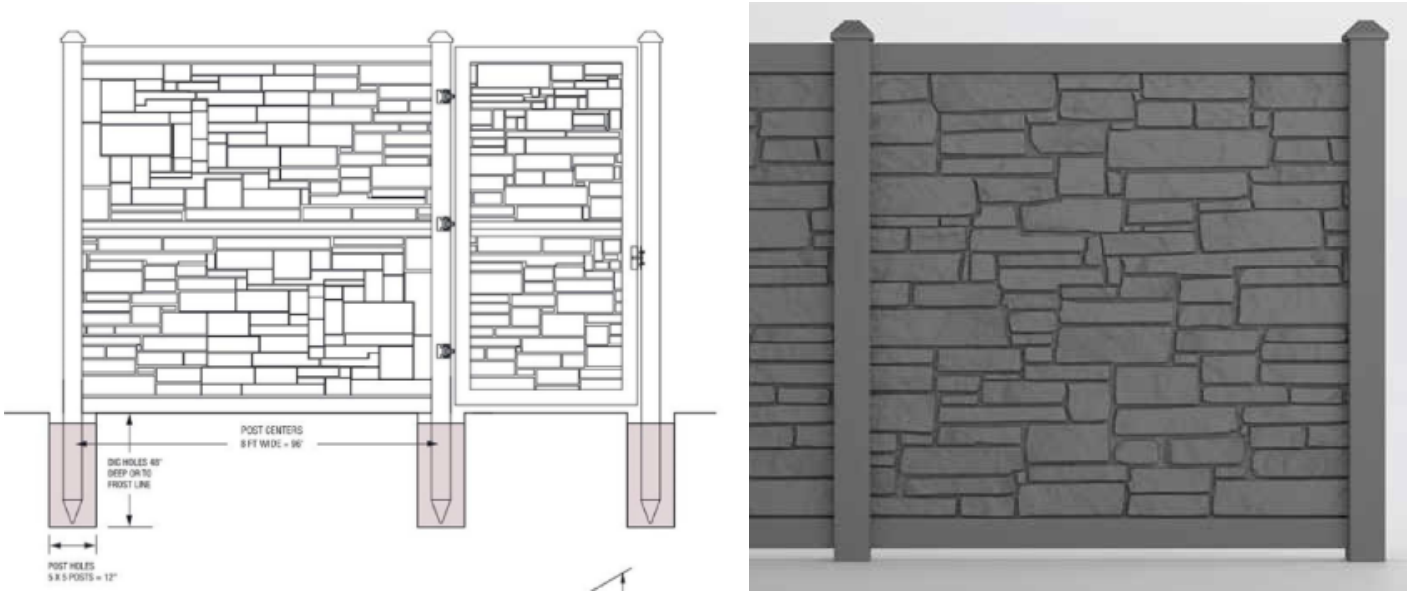


Figure 2: Proposed grey vinyl sound barrier fence.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Dental Office	CB-Core Business	Studt Avenue
South	Multi-Family Residential	CB-Core Business	N/A
East	Multi-Family Residential	CB-Core Business	N/A
West	Medical Office	CB-Core Business	N/A

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences exceeding 6 feet in height under Section 405.640 Fences and Walls:

- A. **Height Of Fences And Walls.** *No fence or wall shall exceed six (6) feet in height, except for game court fences as provided in Subsection E, unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In its review of requests for approval of fences or walls exceeding the foregoing height limit, the Commission shall consider all relevant factors concerning aesthetics, including whether the site and adjoining properties are used for non-residential purposes, the visibility of the fence or wall from the right-of-way and adjoining properties, the adequacy of screening provided by a fence or wall that does not exceed the foregoing height limits, and the compatibility of the proposed fence or wall design with the character of the surrounding area. Further, in its review, the Commission shall consider any relevant issues concerning access to public right-of-way, sidewalks and/or utility easements, the structural soundness of the proposed fence or wall, and changes in the drainage of the site.*

The applicant is requesting an 8-foot-tall grey vinyl sight proof fence to provide a sound barrier for their existing HVAC/chiller equipment that serves the MRI unit and is located adjacent to the multi-family residential use to the east. The applicant received a letter of violation from St. Louis County stating that the equipment was producing sound levels above those allowed per St. Louis County’s Noise Control Code. The applicant has chosen this specific fence material for its sound barrier qualities and has submitted a sound transmission loss test report to support this material. While the equipment creating the noise is 6 feet tall, the additional two feet of fence is proposed to help to create a barrier between the source of the noise (the mechanical units) and the receptor (the multi-family residential use). The visibility of the fence from Stud Avenue right-of-way will be minimal due to the distance of the fence location from the road and the existing equipment and fencing in between. The Commission should discuss if the applicant’s proposed reasoning for the 8-foot height of the fence meets the criteria listed in Section 405.640 for approval of a fence exceeding 6 feet in height in consideration of a unique screening problem.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height, and design sufficient in consideration of a unique screening problem, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Minor Site Development Plan for the installation of an 8-foot-tall grey vinyl sound barrier fence to screen the mechanical units located at 11652 Studt Avenue as discussed in the staff report for the meeting of July 7, 2026” (conditions may be added, eliminated, or modified by preceding motion).

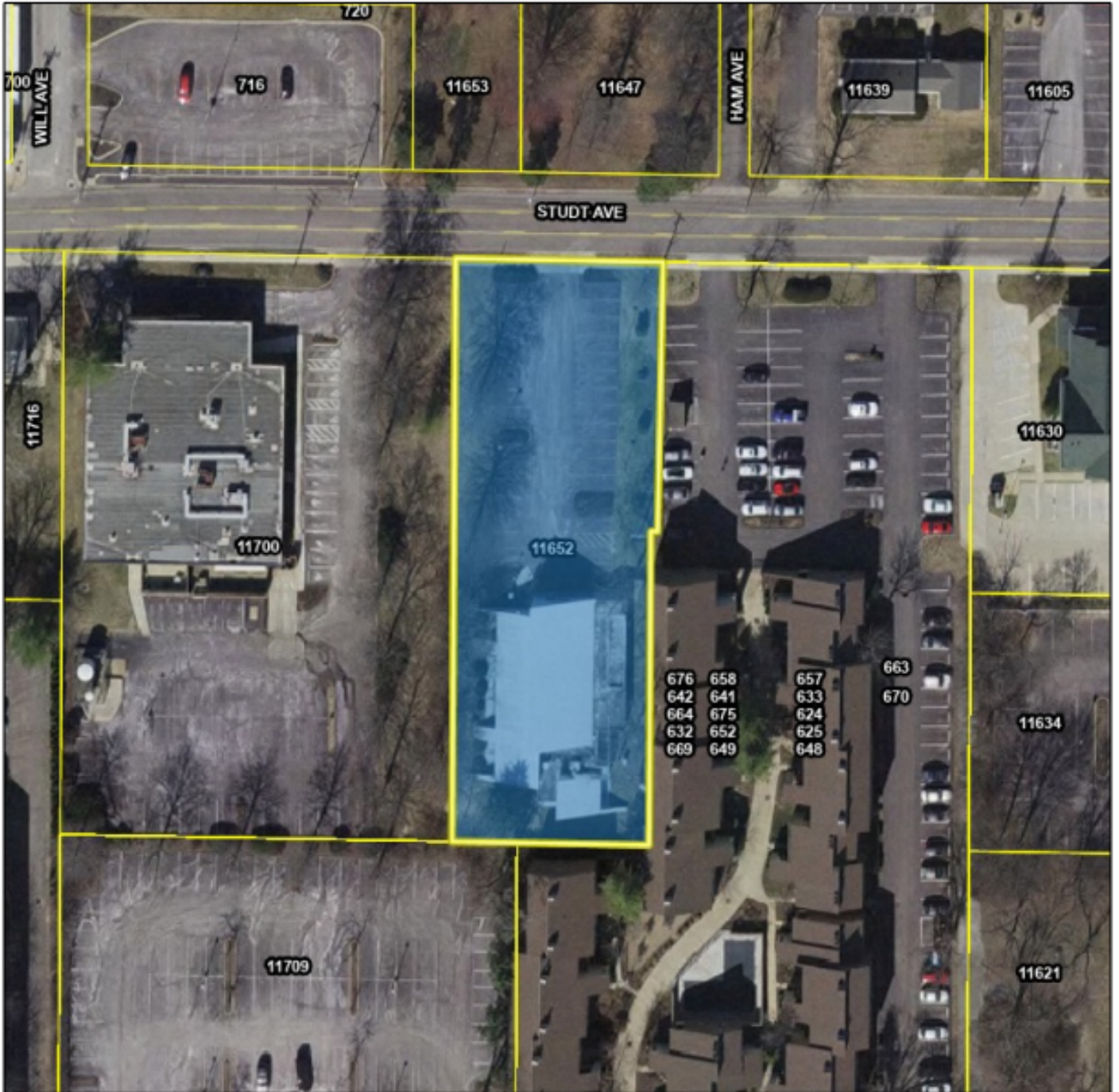
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



City Limits

Parcels

June 24, 2026



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 7/1/26



Description: Subject property taken from Studt Avenue.



Description: Close up of proposed fence location.



city of **CREVE COEUR**
PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan Site Concept Plan Minor Site Plan

Title of Project: FENCE

Location of Project: 11652 STUDDT AVE Locator #

Subject for Agenda: POLYTHELENE FENCE 95 IN DARK GRAY GRANITE FOR HVAC ENCLOSURE - FOR SOUND MITIGATION APPROVED BY COUNTY

Applicant:

Architect Engineer Contractor Agent Owner

Applicant:	Applicant's Representative (if applicable):
MIKE JURKOVIC <i>Name</i>	MICHAEL MATTHYS <i>Name</i>
RWE DESIGN BUILD <i>Company (If Applicable)</i>	LINDEN GROUP ARCHITECTS <i>Company (If Applicable)</i>
1303 OGDEN AVE <i>Address</i>	10100 Orland Pkwy #110 <i>Address</i>
DOWNERS GROVE, IL 60515 <i>Address</i>	Orland Park, IL 60467 <i>Address</i>
Telephone # 630-734-0883	Telephone # (708) 799-4400
Fax #	Fax #
Email: ADMIN@RWEDESIGNBUILD.COM	Email: mmatthys@lindengroupinc.com
 <i>Applicant's Signature</i>	 <i>Applicant's Representative's Signature</i>
6/26/2026	6/26/2026

Owner's Acknowledgement (if different from applicant):		
FRED WININGER <i>Name</i>	ANIMAL NEUROLOGY CENTER <i>Company (If Applicable)</i>	
11652 STUDDT AVE CREVE COEUR, MO 63141 <i>Address</i>		
314-651-9229 <i>Phone</i>		fredwinger@gmail.com <i>Email</i>
	<i>Fax</i>	
 <i>Applicant's Signature</i>		
	6/26/2026	

Description of Request (attach additional sheets as needed)

General Description: Polyethelene sound absorbent fence 95 in, as requested by St Louis County for the sound mitigation. Fence will be going around ground mounted RTU. Fence was reviewed by a sound consultant and St Louis County
~~with the intention of reducing the sound at the property level to an acceptable amount.~~

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

The county is requiring the sound absorbent fence to mitigate the sound from the ground mounted RTU - this will ensure the sound is reduced to an acceptable amount
~~for surrounding residences and businesses. No other changes will be made to building or landscape.~~

Submittal Checklist

- | | |
|---|--|
| <input type="checkbox"/> Rationale | <input type="checkbox"/> Building elevations for new construction |
| <input type="checkbox"/> Site plan 4 hard copies | <input type="checkbox"/> Photographs of existing structures |
| <input type="checkbox"/> Access and parking plan-4 hard copies; (may be shown on site plan) | <input type="checkbox"/> Materials samples for Commission review |
| <input type="checkbox"/> Landscape plan 4 hard copies | <input type="checkbox"/> Legal Description in Word format |
| <input type="checkbox"/> Floor plan 4 hard copies | <input type="checkbox"/> Fees: \$250 (non-refundable)
\$2000 (refundable deposit) |
| <input type="checkbox"/> Electronic copies of all materials | <input type="checkbox"/> Other items as requested by staff |

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only	
<input type="checkbox"/> All Sections Complete	Received By: _____
<input type="checkbox"/> All Documents, incl. e-Copies	_____
<input type="checkbox"/> Fees Paid	Date: _____



Animal Neurology Center
11652 Studt Ave
Saint Louis, MO 63141
314-246-9781

05/13/2026

To Whom It May Concern:

I, Fred Winger, am the legal owner and/or authorized representative of the property located at 11652 Studt Avenue, Creve Coeur, Missouri 63141, where the Animal Neurology Center is located.

This letter serves as formal authorization for the installation of a polyethylene dark grey granite sound-absorbent fence on the property referenced above. The proposed fence installation is approved by the property owner and may proceed in accordance with all applicable local ordinances, zoning requirements, and permitting regulations.

Please consider this letter as confirmation of the property owner's consent for the project.

If additional information or documentation is required, please contact me directly.

Sincerely,

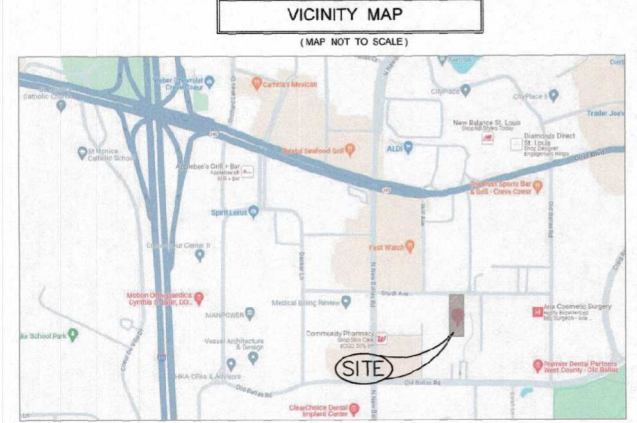
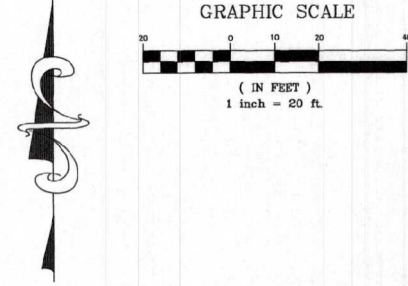
A handwritten signature in black ink, appearing to read 'Fred Winger', is written over a horizontal line. The signature is fluid and cursive.

Fred Winger
Owner/Neurologist

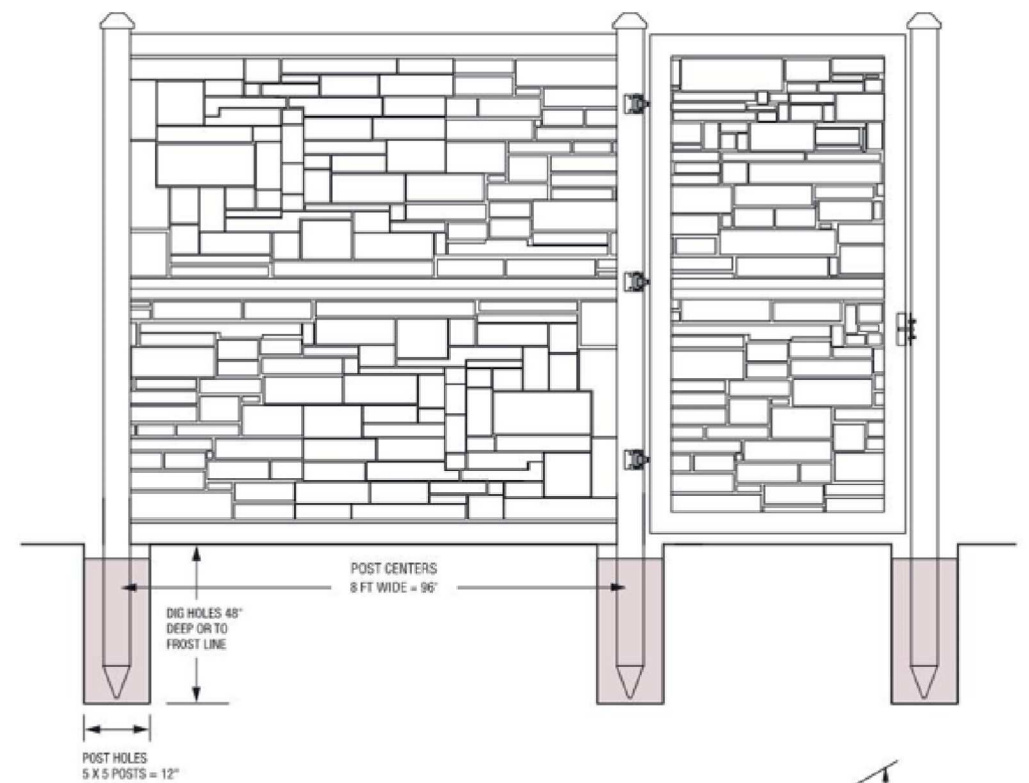
"ALTA-NSPS LAND TITLE SURVEY"

LEGEND OF SYMBOLS

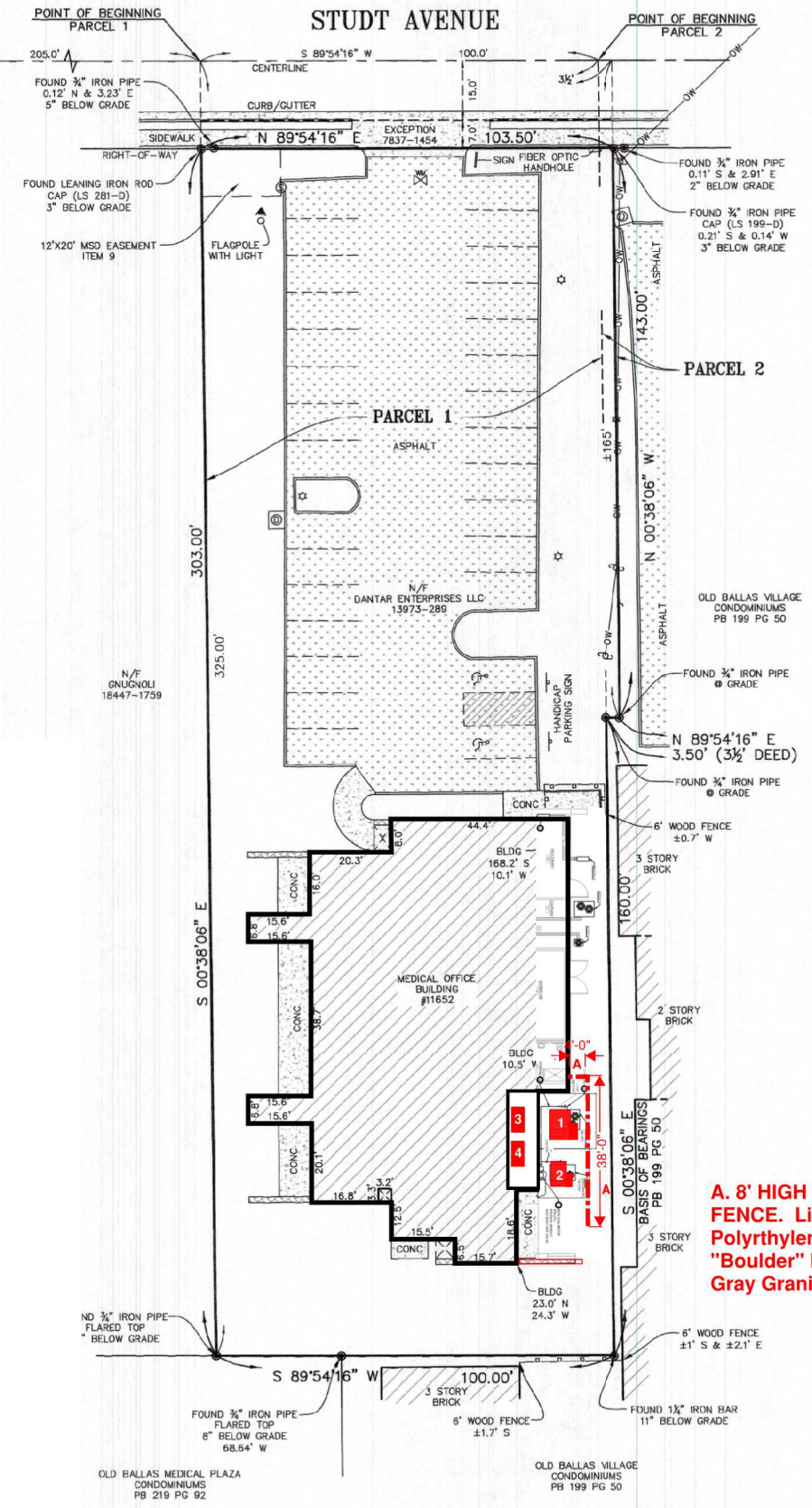
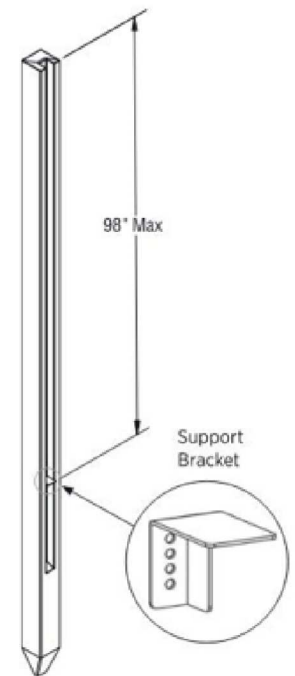
- UTILITY POLE
- ⊕ LIGHT POST
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ HANDICAPPED PARKING
- ⊕ SIGN
- ⊕ VCP = VITRIFIED CLAY PIPE
- ⊕ RCP = REINFORCED CONCRETE PIPE
- ⊕ G GAS METER
- ⊕ GAS VALVE
- ⊕ MANHOLE
- ⊕ AREA INLET
- G — GAS LINE
- S — SEWER LINE
- OW — OVERHEAD WIRE
- W — WATER LINE



Privacy Fence
Simtek EcoStone 8' High



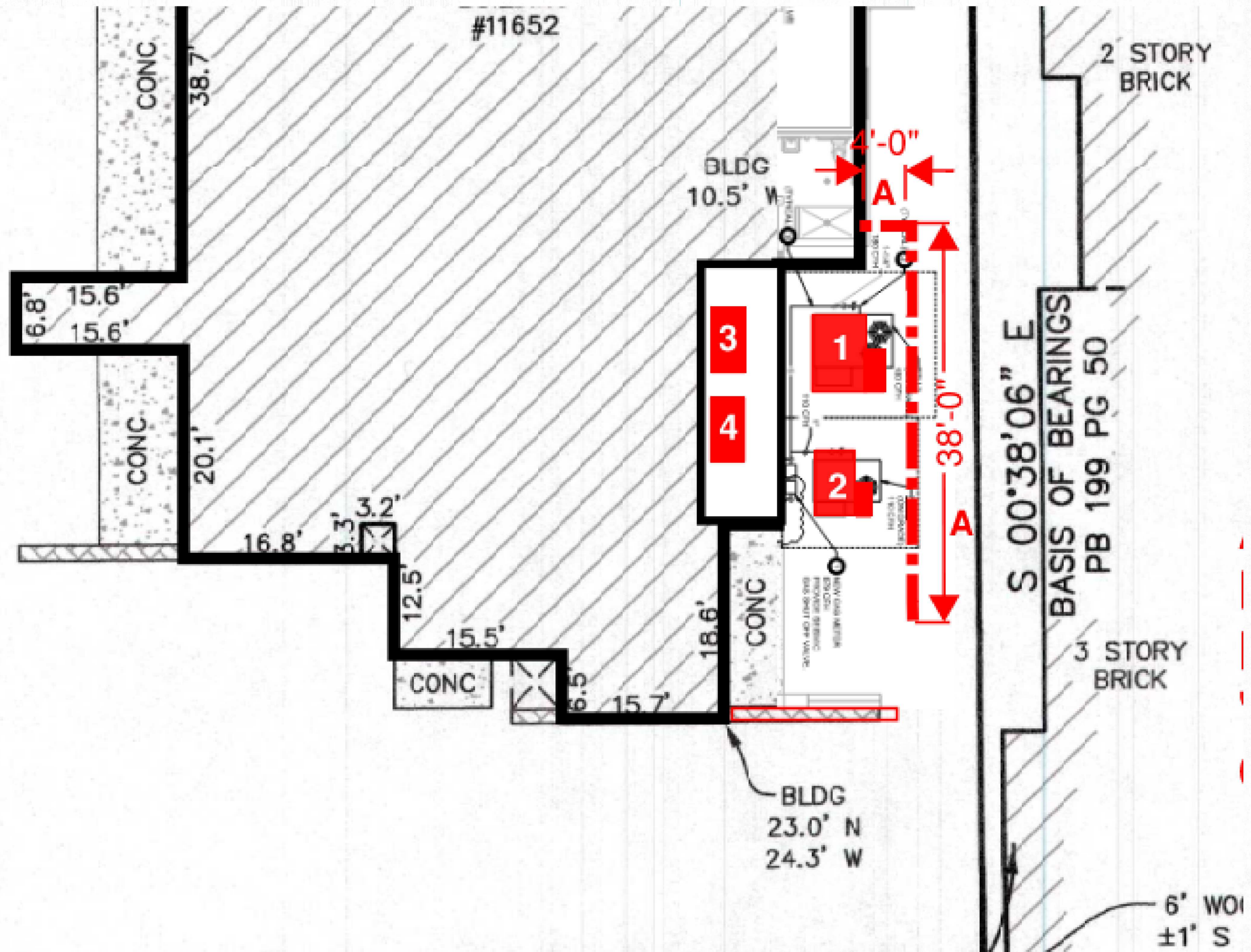
Panel Size	4'	6'	8'
Bracket Location from top of post	50"	74"	98"

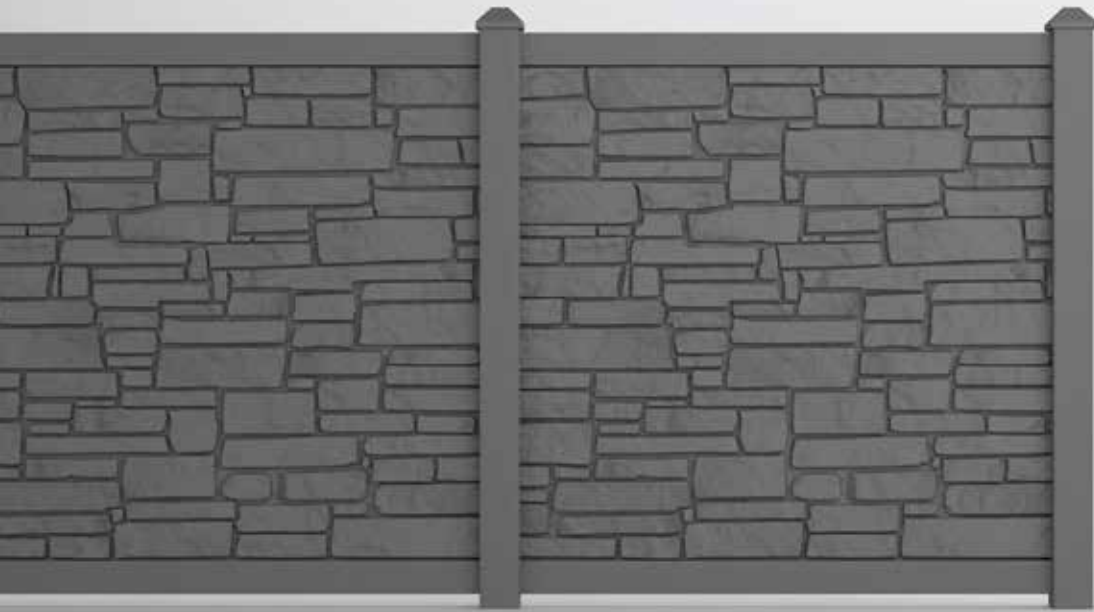


A. 8' HIGH Simtek SOLID FENCE. Linear Low-Density Polyethylene (LLDPE). "Boulder" Fence, Color Dark Gray Granite

Privacy Fence
Simtek EcoStone 8' High

1. Getting Started
 - Be sure to call underground (811) prior to digging
 - Determine gate location(s)
 - Stake out the fence line
 - Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
 - Start at an end, gate, or corner post and work outward to determine proper fence height relative to ground. If there is a slope it is easier to begin at the top end and work your way downhill
2. Dig Holes
 - Dig holes 48" deep
 - Hole size for 5x5 posts = approximately 12"
 - Clean holes and check for straight walls
 - Ball bottom of holes
3. Install Fence Brackets
 - Note: Brackets come attached to the tip of fence posts
 - Determine height of bracket from top of post
 - Attach bracket to post with #14 hex washer head self-tapping screw
 - Note: Put the screw through the hole as close to the top as you are able
 - A template can speed attachment for level installations
4. Cutting Down Posts (if required)
 - Measure height from top of post
 - Cut off bottom of post with metal cutting blade
 - Never cut the top of the post
5. Setting Post
 - Insert post in hole
 - Determine rough height
 - Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" or 4" below grade
 - Tamp concrete in hole to eliminate air pockets
 - Level and square post
6. Spacing Posts
 - Use steel stiffener from panel (95" - 8")
 - Place stiffener between posts
 - Set post (leave spacer in place for one hour minimum)
 - Set 3 to 4 posts with stiffeners as spacers, then advance them one at a time starting with the first stiffener
7. Install Bottom Fence Panels
 - Check to ensure top and bottom rails have stiffeners. They come installed, however, may have been removed to use as spacers when setting posts
 - Lift panel and insert into post channels
 - Ease panel down onto fence brackets
 - Level panel
8. Install top panel
 - Lift panel and insert into post channels
 - Ease panel down onto bottom panel
 - Note: Be certain the 2" high rail is on the bottom of the top panel
 - Pro Tip: When installing panels, insert a short piece of 1-3/8" wood into both ends of the panel to use as handles. 2x6 wood blocks can be used to support panel while lowering.
9. Secure fence panels
 - Panels must be attached to end and gate post with one fastener per panel
 - To prevent unauthorized panel removal, you can attach one end of each panel into the post with one fastener
 - Never attach both ends of a panel to posts
10. Cutting panels (if required)
 - Remove steel stiffeners from panel
 - Determine distance between posts from inside of channel to inside of channel
 - Cut stiffeners 1/4" shorter than that measurement
 - Measure and mark panel 1/4" shorter than stiffeners (this is needed for expansion and contraction of panel)
 - Cut panel
 - A cut panel bracket is required on top and bottom cut panels.
 - Pro Tip: Pinning the cut panel bracket in place will help with installation
11. Gate openings
 - Post spacing is critical. The ideal spacing is 1" on latch post and 1 1/2" between hinge post.
 - Hinges should be attached to a gate post
12. Gate installation
 - First, attach striker bar to gate using provide button head screws
 - Thread the 1/2" hinge rod into the upper and lower inserts in the metal gate frame leaving approximately 1 1/2" from the edge of the gate to the bracket.
 - Determine proper height for gate and block up gate square with fence
 - Attach hinges to gate post with 2 1/2" self-tapping screws provided (do not over tighten screws as this can crush the internal foam and make an indentation in the post)
 - Level the gate
 - Align the latch with the striker bar and attach the latch to end post with 2 1/2" self-tapping screws provided
13. Install caps
 - Install post caps (caps are pressure fit, however a 3" stainless steel deck screw can be driven through the top of the cap into the middle of the post if desired)





MOLDED

MOLDED PRIVACY

BOULDER

WITH SIMTEK™ TECHNOLOGY

Transform your acreage with heavy, virtually rock-solid polyethylene panels engineered to absorb noise and resist impact. At 96" and 144" heights, the stackable units and earth tone colors blend in with suburban and rural settings.

Shown in Dark Gray Granite

INNOVATIONS

- ↔ StayStraight®
- ☀ SolarGuard®
- ◆ SimTek™

SIZES

Width:
6' and 8'

Height:
4', 6' and stackable to 8' and 12'

PREMIUM

\$\$\$\$

SimTek™ Molded Panel Technology

Premium Textured Finishes



BEIGE GRANITE

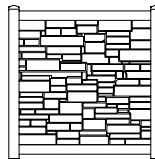
BROWN GRANITE

DARK BROWN GRANITE

GRAY GRANITE

DARK GRAY GRANITE

STYLE CONFIGURATION



Molded

Post Caps & Hardware Available

See Accessories and Hardware PDF for more information and product offerings.

Not all colors available in all heights and widths, see specific product page for exact details.

PREMIUM | 4' X 8' BOULDER

MOLDED WITH SIMTEK™ TECHNOLOGY

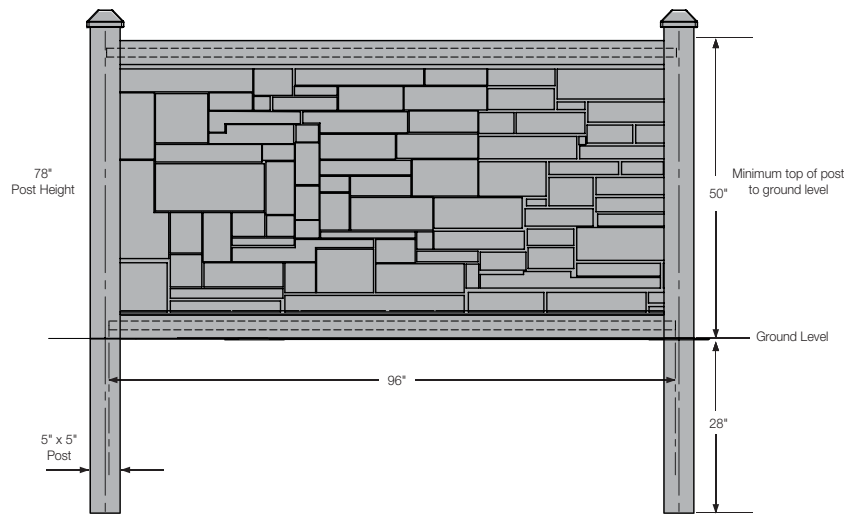
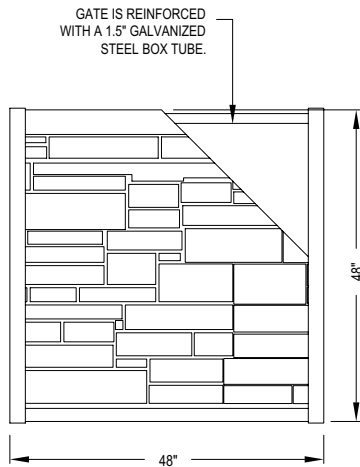


DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
4' x 8' Boulder Molded Privacy Panel (48"H)		644303		644305		644306		644308		644304
5" x 5" x 102" Line Post		643492		643494		643495		643498		643493
5" x 5" x 102" Corner Post		643508		643510		643511		643514		643509
5" x 5" x 102" End Post		643500		643502		643503		643506		643501
5" x 5" Post Cap Square		643290		643292		643293		643296		643291
45° Post Cap		643298		643300		643301		643304		643299
Post Cap Double Inline		643306		643308		643309		643312		643307
Corner Post Skirt		643586		643588		643589		643592		643587
Line Skirt		643594		643596		643597		643600		643595
End Gate Skirt		643602		643604		643605		643608		643603
48" Boulder Molded Privacy Gate		644382		644384		644385		644387		644383
Gate Post		643516		643518		643519		643522		643517
Drop Pin	408095									

*Gates include hinge and latch set.

WALK GATE

FENCE PANEL



MATERIAL PER SECTION

DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
Cut Panel						408069				
1" Gap Filler		643314		643316		643317		643320		643315
2" Gap Filler		643322		643324		643325		643328		643323
Bracket						408039				
6' Concrete Mount LP						652136				
6' Concrete Mount EP						652137				
6' Concrete Mount CP						652138				
6' Concrete Mount GP						652139				
Hinge						410305				
Latch						408079				
Screw						408055				
5" Traverse Latch for Molded Fence						73058341				

PREMIUM | 6' X 6' BOULDER

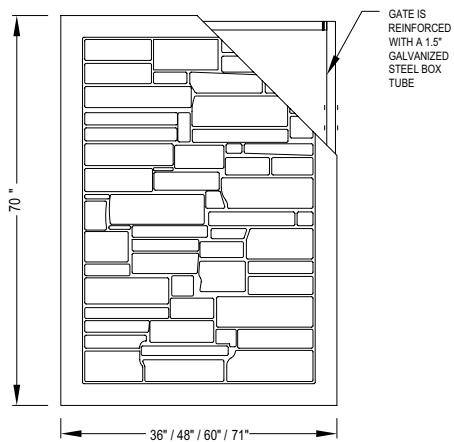
MOLDED WITH SIMTEK™ TECHNOLOGY



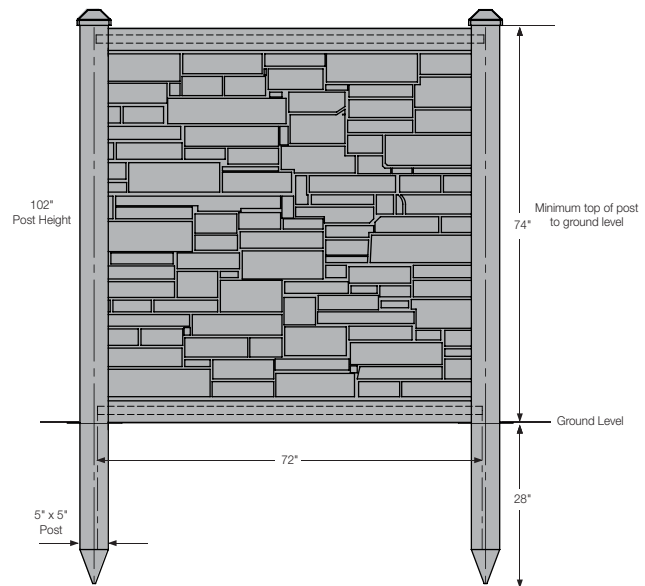
DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
6' x 6' Boulder Molded Privacy Panel (72"H)		644297		644299		644300		644302		644298
5" x 5" x 102" Line Post		643492		643494		643495		643498		643493
5" x 5" x 102" Corner Post		643508		643510		643511		643514		643509
5" x 5" x 102" End Post		643500		643502		643503		643506		643501
5" x 5" Post Cap Square		643290		643292		643293		643296		643291
45° Post Cap		643298		643300		643301		643304		643299
Post Cap Double Inline		643306		643308		643309		643312		643307
Corner Post Skirt		643586		643588		643589		643592		643587
Line Post Skirt		643594		643596		643597		643600		643595
End Post / Gate Post Skirt		643602		643604		643605		643608		643603
48" Boulder Molded Privacy Gate		644363		644365		644366		644368		644364
60" Boulder Molded Privacy Gate		644369		644371		644372		644375		644370
71" Boulder Molded Privacy Gate		644376		644378		644379		644381		644377
Gate Post		643516		643518		643519		643522		643517
Drop Pin										408095

*Gates include hinge and latch set.

WALK GATE



FENCE PANEL



MATERIAL PER SECTION

DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
Cut Panel						408071				
1" Gap Filler		643314		643316		643317		643320		643315
2" Gap Filler		643322		643324		643325		643328		643323
Bracket						408039				
6' Concrete Mount LP						652136				
6' Concrete Mount EP						652137				
6' Concrete Mount CP						652138				
6' Concrete Mount GP						652139				
Hinge						410305				
Latch						408079				
Screw						408055				
5" Traverse Latch for Molded Fence						73058341				

PREMIUM | 8' X 8' BOULDER

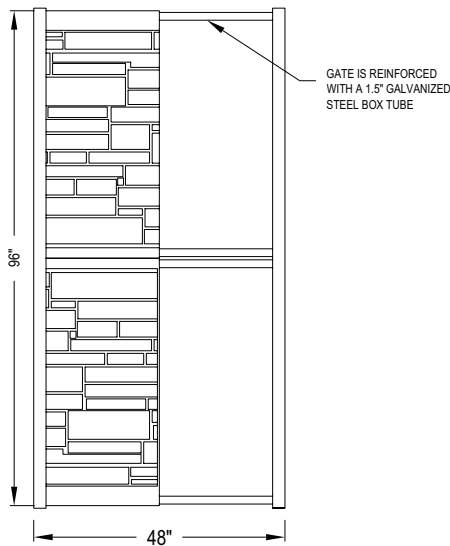


MOLDED WITH SIMTEK™ TECHNOLOGY

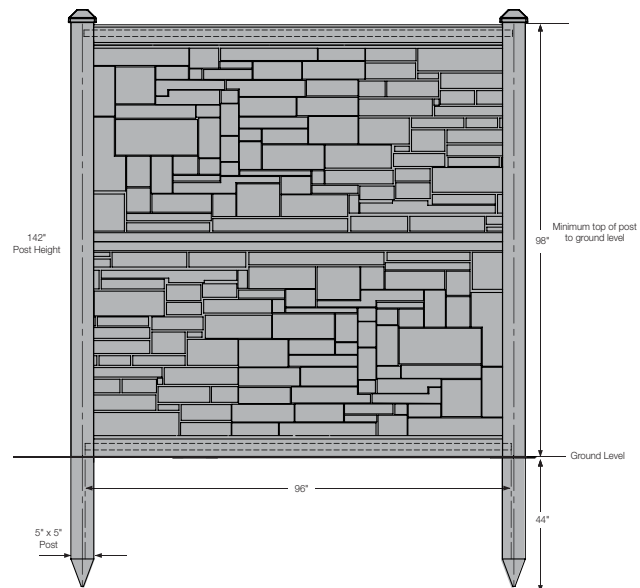
DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
4' x 8' Boulder Molded Privacy Panel (2) (96"H)		644303		644305		644306		644308		644304
5" x 5" x 142" Line Post		643524		643526		643527		643530		643525
5" x 5" x 142" End Post		643532		643534		643535		643538		643533
5" x 5" Post Cap Square		643290		643292		643293		643296		643291
45° Post Cap		643298		643300		643301		643304		643299
Post Cap Double Inline		643306		643308		643309		643312		643307
Line Post Skirt		643594		643596		643597		643600		643595
End Post / Gate Post Skirt		643602		643604		643605		643608		643603
48" Boulder Molded Privacy Gate*		644388		644390		644391		644393		644389
142" Gate Post		643540		643542		643543		643546		643541
Drop Pin	408095									

*Gates include hinge and latch set.

WALK GATE



FENCE PANEL



MATERIAL PER SECTION

DESCRIPTION	BEIGE GRANITE		BROWN GRANITE		DARK BROWN GRANITE		GRAY GRANITE		DARK GRAY GRANITE	
	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU	QTY	SKU
Cut Panel						408069				
1" Gap Filler		643314		643316		643316		643320		643315
2" Gap Filler		643322		643324		643324		643328		643323
Bracket						408039				
8' Concrete Mount LP						652141				
8' Concrete Mount EP						652143				
Hinge						410305				
Latch						408079				
Screw						408055				
5" Traverse Latch for Molded Fence						73058341				



Subject: Response to Notice of Violation – HVAC/Chiller Noise

Project: 11652 Studt Ave

Dear Mr. McCormick,

We are in receipt of the Notice of Violation regarding sound levels associated with the HVAC/chiller equipment serving the MRI unit at **11652 Studt Ave**. We appreciate your field measurements, supporting documentation, and follow-up discussion regarding the observed increase in sound levels when the “ANC Main” unit is in operation.

Based on review of the provided data, including the Leq-1 measurements, it is our understanding that sound levels increase to approximately 63 dBA at the measurement location when the ANC unit is active, representing an approximate 7 dBA increase above ambient conditions. We acknowledge that this exceedance is the basis for the violation and requires mitigation.

In response, we are implementing a two-phase noise reduction strategy targeting both the ANC unit and the chiller enclosure:

1. Phase 1 -Acoustic Barrier for ANC Unit (Perimeter Fence)

A new 8'-0" tall solid barrier fence will be installed offset to the property line facing the residential use. The fence will be Simtec 8 foot wall, simulated rock wall. This fence is specifically intended to mitigate sound from the grade-mounted ANC unit. The barrier will extend approximately 2 feet above the height of the unit, interrupting the line-of-sight between the source and the receptor. Sound testing data for fence product is provided with this letter.

2. Phase 2 (if needed)-Sound Absorption within Chiller Enclosure

Acoustical sound blankets will be installed within the existing chiller enclosure, mounted to the enclosure walls. These blankets are intended to absorb sound energy generated within the enclosure and reduce reverberation that can contribute to overall noise levels escaping the enclosure.

The selected material has an approximate Noise Reduction Coefficient (NRC) of 0.75, allowing it to absorb a substantial portion of incident sound energy and improve overall acoustic performance.

We appreciate your guidance and cooperation as we work toward resolution. We anticipate Phase 1 implementation to be 6-8 weeks. Fence material lead time is 4 weeks.

Sincerely,
Michael Matthys
Linden Group Architects

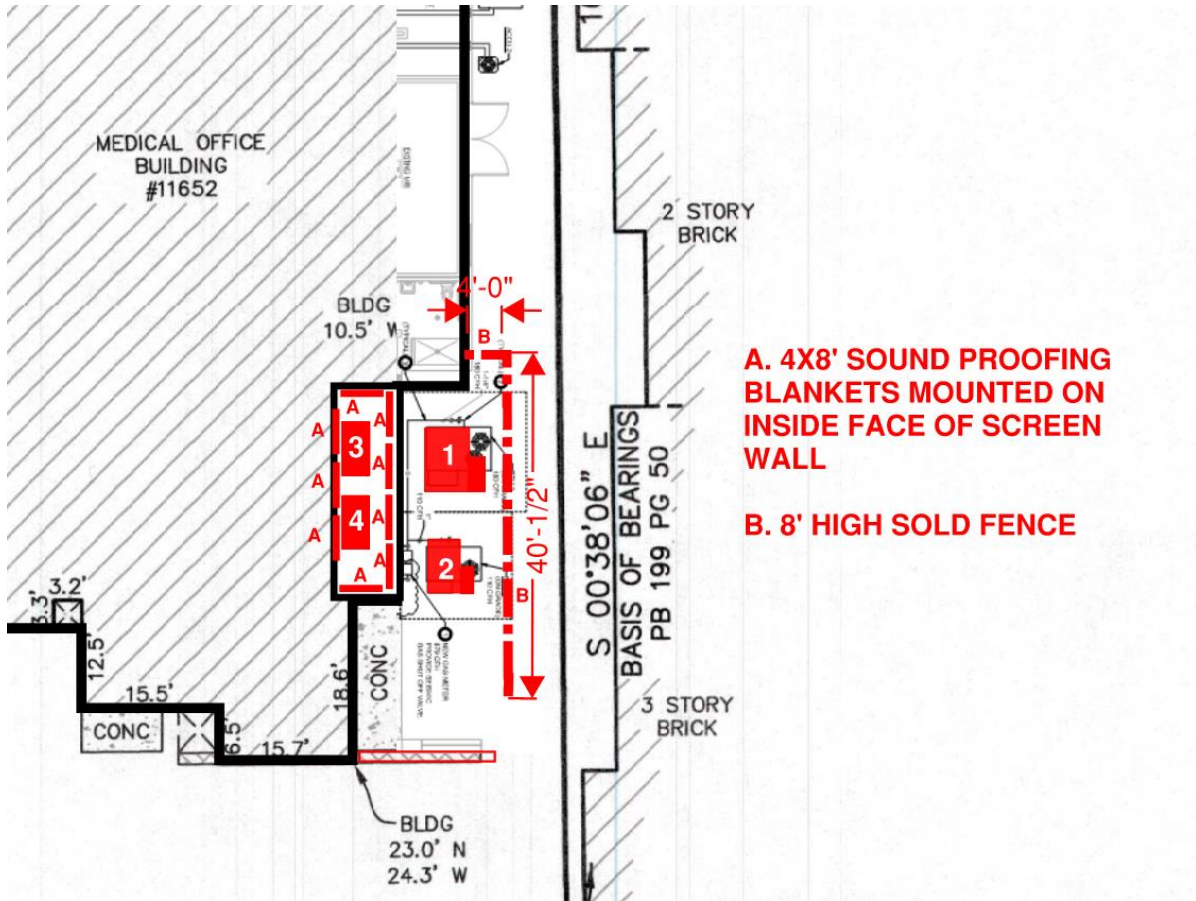


EXHIBIT A

**ASTM E 90 SOUND TRANSMISSION LOSS
TEST REPORT**

Rendered to:

SIMTEK™ FENCE

SERIES/MODEL: Simtek 8-Foot Wall

TYPE: Privacy Fence

Summary of Test Results			
Data File No.	Description (Nominal Dimensions)	STC	OITC
89608.01	Simtek 8-foot wall, simulated rock wall, 8' by 8' privacy fence section	26	20

Reference should be made to Architectural Testing, Inc. Report No. 89608.01-113-11 for complete test specimen description. The complete test results are listed in Appendix B.

ACOUSTICAL PERFORMANCE TEST REPORT

Rendered to:

SIMTEK™ FENCE
1330 West 400 North
Orem, Utah 84057

Report No: 89608.01-113-11
Test Date: 03/03/09
Report Date: 03/10/09
Expiration Date: 03/03/13

Test Sample Identification:

Series/Model: Simtek 8-Foot Wall

Type: Privacy Fence

Overall Size: 96" by 96"

Material: Polyethylene

Pattern: Simulated Rock Wall

Project Scope: Architectural Testing, Inc. was contracted by SimTek™ Fence to conduct a sound transmission loss test on a Series/Model Simtek 8-foot wall, privacy fence. A summary of the results is listed in the Test Results section and the complete test data is included as Appendix B of this report. The sample was provided by the client.

Test Methods: The acoustical tests were conducted in accordance with the following:

ASTM E 90-04, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.*

ASTM E 413-04, *Classification for Rating Sound Insulation.*

ASTM E 1332-90 (Re-approved 2003), *Standard Classification for Determination of Outdoor-Indoor Transmission Class.*

ASTM E 2235-04, *Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods.*

Test Equipment: The equipment used to conduct these tests meets the requirements of ASTM E 90. The microphones were calibrated before conducting sound transmission loss tests. The test equipment and test chamber descriptions are listed in Appendix A.

Sample Installation: Sound transmission loss tests were initially performed on a filler wall that was designed to test 96" by 96" specimens. The filler wall achieved an STC rating of 68.

The 96" by 96" plug was removed from the filler wall assembly. The privacy fence was placed on a foam isolation pad in the test opening. Duct seal was used to seal the perimeter of the privacy fence to the test opening on both sides. The interior side of the privacy fence, when installed, was approximately 1/4" from being flush with the receiving room side of the filler wall. A stethoscope was used to check for any abnormal air leaks around the test specimen prior to testing.

Test Procedure: The sound transmission loss test consisted of the following measurements: One background noise sound pressure level and five sound absorption measurements were conducted at each of the five microphone positions. Two sound pressure level measurements were made simultaneously in both rooms, at each of the five microphone positions. The air temperature and relative humidity conditions were monitored and recorded during the background, absorption, source, and receive room measurements.

Sample Descriptions: A polyethylene fence section measuring 96" by 96" was tested. SimTek™ Fence provided all test materials, and the test specimen did not arrive assembled. Two horizontal sections were installed between two end posts.

Each horizontal section was 89-7/8" wide by 48" high and approximately 2" thick. Both horizontal sections were hollow-molded polyethylene with an 18 gauge thick, 1-1/2" by 1-1/2" hollow steel stiffener in the top and bottom rails.

The two polyethylene end posts were a nominal 5" by 5" by 96", C-channel shape. Each post was filled with recycled polyethylene and had a 14 gauge, 2" by 3" hollow steel reinforcement channel. The vertical sections were stacked and inserted into both C-channel shaped end posts.

Comments: The weight of the sample was 188 lbs. The client did not supply drawings on the Series/Model Simtek 8-foot wall, privacy fence. The test specimen was returned per the client's request. Photographs of the test specimen are included in Appendix C.

Test Results: The STC (Sound Transmission Class) rating was calculated in accordance with ASTM E 413. The OITC (Outdoor-Indoor Transmission Class) was calculated in accordance with ASTM E 1332. A summary of the sound transmission loss test results on the Series/Model Simtek 8-foot wall, privacy fence is listed below.

Summary of Test Results			
Data File No.	Description (Nominal Dimensions)	STC	OITC
89608.01	Simtek 8-foot wall, simulated rock wall, 8' by 8' privacy fence section	26	20

The complete test results are listed in Appendix B. Flanking limit tests and reference specimen tests are available upon request.


Detailed drawings, data sheets, representative samples of test specimens, a copy of this report, or other pertinent project documentation will be retained by Architectural Testing for a period of four years from the original test date. At the end of this retention period, such materials shall be discarded without notice and the service life of this report will expire. Results obtained are tested values and were secured by using the designated test methods. This report does not constitute certification of this product nor an opinion or endorsement by this laboratory. It is the exclusive property of the client so named herein and relates only to the specimen tested. This report may not be reproduced, except in full, without the written approval of Architectural Testing.

For ARCHITECTURAL TESTING, INC:



Digitally Signed by: Kurt A. Golden

Kurt A. Golden
Senior Technician - Acoustical Testing



Digitally Signed by: Todd D. Kister

Todd D. Kister
Laboratory Supervisor - Acoustical Testing


KAG:jmcs

Attachments (pages): This report is complete only when all attachments listed are included.

Appendix-A: Equipment description (1)

Appendix-B: Complete test results (2)

Appendix-C: Photographs (1)

	<p>Architectural Testing, Inc., is accredited by the International Accreditation Service, Inc. (IAS) under the specific test methods listed under lab code TL-144, in accordance with the recognized International Standard ISO/IEC 17025:2005. The laboratory's accreditation or test report in no way constitutes or implies product certification, approval, or endorsement by IAS. This test report applies only to the specimen that was tested.</p>
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Revision Log

<u>Rev. #</u>	<u>Date</u>	<u>Page(s)</u>	<u>Revision(s)</u>
0	03/10/09	N/A	Original Report Issue

This report produced from controlled document template ATI 00279, revised 12/03/08.

Appendix A

Instrumentation:

Instrument	Manufacturer	Model	Description	ATI Number
Analyzer	Agilent Technologies	35670A	Dynamic signal analyzer	Y002929
Receive Room Microphone	G.R.A.S.	40AR	1/2", pressure type, condenser microphone	Y003246
Source Room Microphone	G.R.A.S.	40AR	1/2", pressure type, condenser microphone	Y003245
Receive Room Preamp	G.R.A.S.	26AK	1/2" preamplifier	Y003249
Source Room Preamp	G.R.A.S.	26AK	1/2" preamplifier	Y003248
Microphone Calibrator	Bruel & Kjaer	4228	Pistonphone calibrator	Y002816
Noise Source	Delta Electronics	SNG-1	Two, uncorrelated "Pink" noise signals	Y002181
Equalizer	Rane	RPE228	Programmable EQ	Y002180
Power Amplifiers	Renkus-Heinz	P2000	Two Amplifiers	Y002179 Y001779
Receive Room Loudspeakers	Renkus-Heinz	Trap Jr/9"	Two Loudspeakers	Y001784 Y001785
Source Room Loudspeakers	Renkus-Heinz	Trap Jr/9"	Two Loudspeakers	Y002649 Y002650

Test Chamber:

	Volume	Description
Receiving Room	8291.3 ft ³ (234 m ³)	Rotating vane and stationary diffusers. Temperature and humidity controlled. Isolation pads under the floor.
Source Room	7296.3 ft ³ (206.6 m ³)	Stationary diffusers only. Temperature and humidity controlled.

	Maximum Size	Description
TL Test Opening	14 ft wide by 10 ft high	Vibration break between source and receive rooms.

Appendix B
Complete Test Results



SOUND TRANSMISSION LOSS

ASTM E 90

Architectural Testing


ATI No.	89608.01	Date	03/03/09
Client	SimTek™ Fence		
Specimen	Series/Model: Simtek 8-foot wall, simulated rock wall, 8' by 8' privacy fence section		
Specimen Area	64.00 Sq Ft		
Filler Area	76.00 Sq Ft		
Operator	Kurt Golden		

	Bkgrd	Absorp	Source	Receive	Filler	Specimen
Temp F	71.2	70.9	71.7	71.1	71.8	71.2
RH %	44.1	44.6	45.1	44.3	42.9	44.5

Freq (Hz)	Bkgrd SPL (dB)	Absorp (Sabines /Sq Ft)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Deficiencies	Trans Coef Diff
80	40.3	55.5	83.9	70.8	47.1	14	2.04	0	32.6
100	39.3	50.6	87.9	74.3	47.9	15	2.27	0	32.5
125	41.5	51.7	91.8	77.4	55.1	15	2.01	0	39.0
160	39.3	56.3	94.5	80.8	55.3	14	1.22	0	40.4
200	38.3	57.5	98.6	84.5	54.5	15	0.60	1	39.1
250	36.8	63.6	99.1	85.0	57.0	14	0.96	5	42.1
315	36.1	69.1	98.0	81.1	57.5	17	0.78	5	40.1
400	34.4	74.6	97.6	78.7	62.5	18	0.81	7	43.6
500	34.0	69.5	99.1	77.2	66.0	22	0.36	4	43.7
630	32.2	65.0	101.8	76.3	67.0	25	0.45	2	40.8
800	35.2	63.5	101.2	72.0	70.6	29	0.38	0	40.6
1000	32.7	65.5	100.9	69.2	74.0	32	0.26	0	41.7
1250	32.4	72.7	104.0	71.3	75.3	32	0.53	0	42.4
1600	30.1	77.1	110.0	78.3	74.1	31	0.47	0	42.5
2000	21.2	83.3	105.3	74.0	72.3	30	0.22	0	41.3
2500	10.9	98.8	103.7	72.6	74.6	29	0.22	1	44.7
3150	11.6	114.4	104.3	73.2	80.2	29	0.44	1	50.9
4000	9.5	137.9	103.2	69.8	83.2	30	0.33	0	52.4
5000	7.8	176.6	101.4	64.8	86.2	32	0.46	0	53.3

STC Rating = 26 *(Sound Transmission Class)*
Deficiencies = 26 *(Number of deficiencies versus contour curve)*
OITC Rating = 20 *(Outdoor/Indoor Transmission Class)*

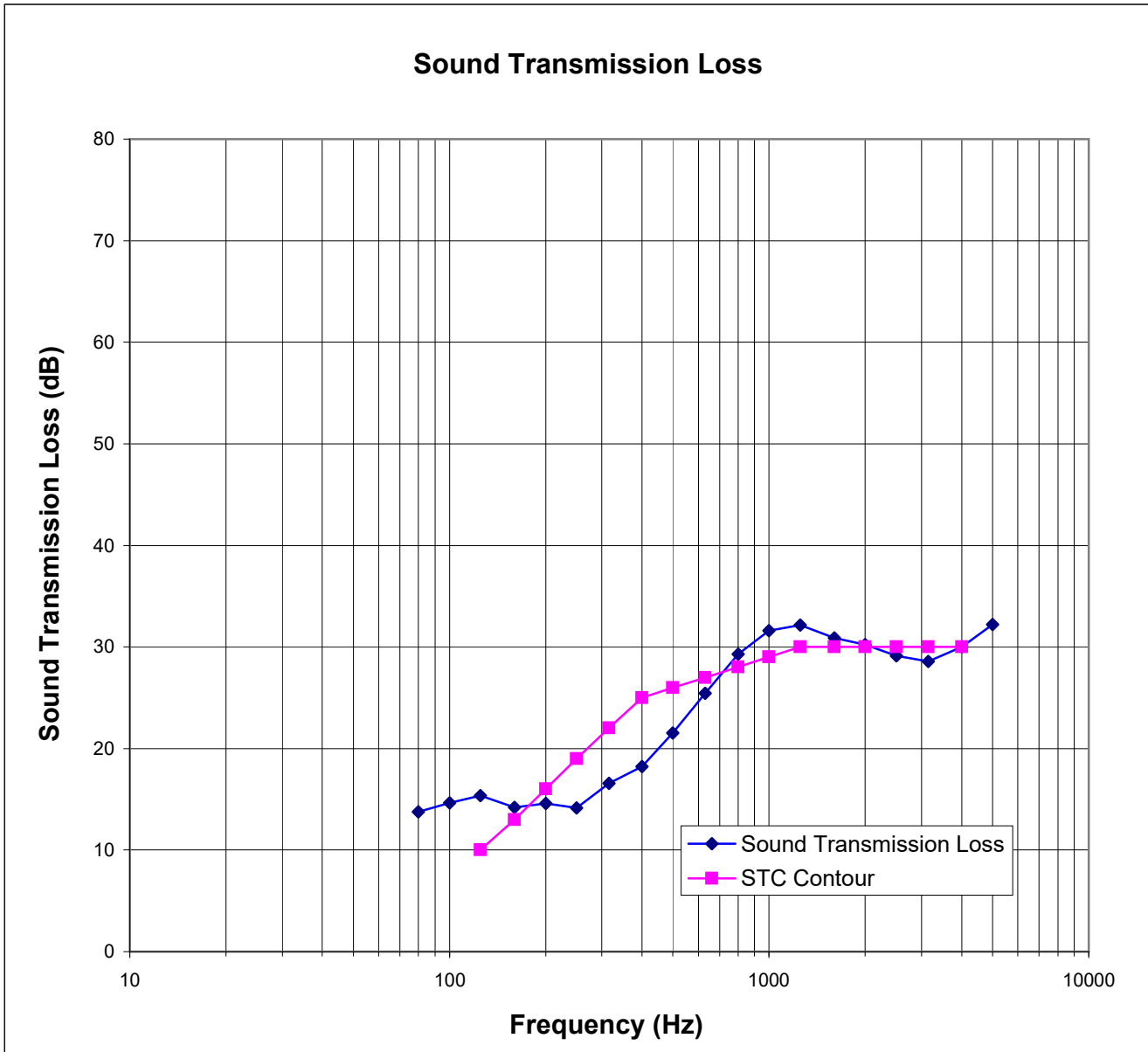
- Notes:**
- 1) The acoustical chambers are qualified for measurements down to 80 hertz. Data reported below 80 hertz is for reference only.
 - 2) Transmission loss coefficient differences less than 6 indicate the lower limit of the transmission loss for this specimen. These cells are highlighted red.
 - 3) Transmission loss coefficient differences between 6 and 15 indicate there has been a filler wall correction applied. These cells are highlighted green.
 - 4) Receive Room levels less than 5dB above the Background levels are highlighted in yellow.

	Architectural Testing, Inc is accredited by the International Accreditation Service, Inc. (IAS) under the specific test methods listed under lab code TL-144, in accordance with the recognized International Standard ISO/IEC 17025:2005. The laboratory's accreditation or test report in no way constitutes or implies product certification, approval, or endorsement by IAS. This test report applies only to the specimen that was tested.
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Architectural Testing

ATI No. 89608.01 Date 03/03/09
Client SimTek™ Fence
Specimen Series/Model: Simtek 8-foot wall, simulated rock wall, 8' by 8' privacy fence section
Specimen Area 64.00 Sq Ft
Filler Area 76.00 Sq Ft
Operator Kurt Golden



Architectural Testing, Inc is accredited by the International Accreditation Service, Inc. (IAS) under the specific test methods listed under lab code TL-144, in accordance with the recognized International Standard ISO/IEC 17025:2005. The laboratory's accreditation or test report in no way constitutes or implies product certification, approval, or endorsement by IAS. This test report applies only to the specimen that was tested.

ATI 00254 Revised 10/27/08

Appendix C

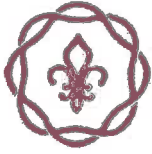
Photographs



Receive Room View of Installed Specimen



Source Room View of Installed Specimen



SAINT LOUIS COUNTY
Public Health

March 23, 2026

Hand Delivered to the Animal Neurology Center on March 23, 2026

NOTICE OF VIOLATION - RESPONSE REQUIRED

Braeburn Real Estate LLC
C/O CSC-Lawyers Incorporating Service Company
221 Bolivar Street
Jefferson City, Missouri 65101

**RE: Violation of the Saint Louis County Noise Control Code by The Animal Neurology Center located at 11652 Studt Avenue, Creve Coeur, Missouri 63141
Notice of Violation # 8609**

Dear Braeburn Real Estate LLC,

Saint Louis County Department of Public Health Air Pollution Control Program (APCP) has received citizen concerns regarding possible exceedances of the permissible noise levels contained in Saint Louis County Code of Ordinances Title VI Chapter 625 Noise Control Code, caused by The Animal Neurology Center located at 11652 Studt Avenue, Creve Coeur, Missouri 63141. The concern has been verified by an APCP inspector by measurement of noise originating at 11652 Studt Avenue, Creve Coeur, Missouri 63141. The source of the exceedance was the exhaust fan system associated with The Center's main Carrier HVAC unit.

During an investigation on March 20, 2026, the levels of noise originating from 11652 Studt Avenue, Creve Coeur, Missouri 63141 were found to be out of compliance with Saint Louis County Code of Ordinances title VI Chapter 625 Noise Control Code, Section 625.050 *Permissible Noise Level Standards* for daytime hours on residential properties. Enclosed is a copy of the detection management software session report from the time period the exceedance was measured.

This correspondence is a Notice of Violation (NOV) #8609 issued for violation of Saint Louis County Code of Ordinances title VI Chapter 625 Noise Control Code, Section 625.050 *Permissible Noise Level Standards*. Causing or allowing continued violation of the Noise Control Code and/or failure to provide a written compliance plan detailing actions taken or

proposed for control, mitigation, or prevention of exceedances of the Noise Control Code permissible noise levels, may be referred to the Saint Louis County Counselor's Office for enforcement.

Please provide a written compliance plan by April 13, 2026, which details Braeburn Real Estate LLC's actions taken or proposed to control, prevent, and/or mitigate sound pressure levels which cause violations of the Saint Louis County Code of Ordinances title VI Chapter 625 Noise Control Code, Section 625.050 *Permissible Noise Level Standards*.

Any continuously operating noise sources must also comply with the permissible noise level standards for nighttime hours, defined as 10:00 o'clock p.m. to 7:00 o'clock a.m. prevailing local time. The permissible levels for nighttime hours are 5 decibels lower for each level of total duration of noise (Tn) in the enclosed Table I.

If you have questions concerning this matter, you may reach John McCormick via any of the methods listed below.

Sincerely,



John McCormick
Project Manager, Environmental Services
Saint Louis County
6121 North Hanley Road
Berkeley, Missouri 63134
P: (314) 615-4120
E: jmccormick@stlouiscountymo.gov

Enclosure(s)

JM:kt

CC: Saint Louis County Department of Public Health Air Pollution Control Program (via email)
Alyssa Okorn, Environmental Representative, Waste Management Program (via email)

Session Report

3/23/2026

Information Panel

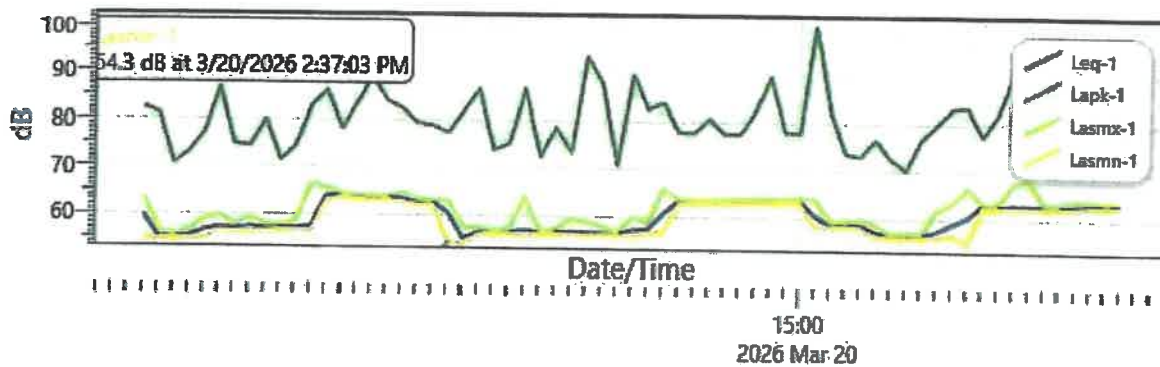
Name S00190_SE40212822_23032026_080658
Comments
Start Time 3/20/2026 2:16:03 PM
Stop Time 3/20/2026 3:21:59 PM
Run Time 01:05:56
Serial Number SE40212822
Device Name SE40212822
Model Type Sound Examiner
Device Firmware Rev R.11F
Company Name
Description
Location
User Name

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	60.9 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

Logged Data Chart

S00190_SE40212822_23032026_080658: Logged Data Chart



Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
3/20/2026 2:17:03 PM	82.3	54.8	63.7	59.7
2:18:03 PM	81.2	54.7	56.5	55.1
2:19:03 PM	70.6	54.8	55.6	55.1
2:20:03 PM	73.1	54.9	56.7	55.3
2:21:03 PM	77.3	54.9	59	56.6
2:22:03 PM	86.5	56.6	59.9	57.1
2:23:03 PM	74.8	56.4	57.8	56.9
2:24:03 PM	74.3	56.5	59.4	57.4
2:25:03 PM	80.1	56.5	58	57
2:26:03 PM	71.4	56.7	57.7	57.1
2:27:03 PM	74.4	56.9	58.7	57.2
2:28:03 PM	82.7	56.5	66.4	57.4
2:29:03 PM	86	63.2	65.8	63.9
2:30:03 PM	78.3	63.7	64.6	64.2
2:31:03 PM	83.4	63.4	64.2	63.8
2:32:03 PM	88.8	63.1	64.2	63.6
2:33:03 PM	83.9	63.3	64.1	63.7
2:34:03 PM	82.3	62.8	64.9	63.6
2:35:03 PM	79.5	62.3	63.5	62.8
2:36:03 PM	79	62.4	63.3	62.9
2:37:03 PM	77.5	54.3	63.2	60.7
2:38:03 PM	81.9	54.2	57.6	55.2
2:39:03 PM	86.5	56.1	57.5	56.6
2:40:03 PM	73.8	56.5	57.2	56.8
2:41:03 PM	75.2	56.3	57.2	56.7
2:42:03 PM	86.6	56.1	64.2	57.1
2:43:03 PM	72.5	56.3	56.8	56.6
2:44:03 PM	78.7	56.4	57.4	56.7
2:45:03 PM	73.4	56.3	59.5	56.8
2:46:03 PM	93.4	56.2	59	56.6
2:47:03 PM	87.8	56.3	58.2	56.6
2:48:03 PM	70.8	56.2	56.7	56.5
2:49:03 PM	89.6	56.1	60.2	57.3
2:50:03 PM	82.6	56.7	58.7	57.4
2:51:03 PM	83.9	57	66.3	60.8

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
2:52:03 PM	77.9	63	63.8	63.4
2:53:03 PM	77.8	63.1	63.8	63.4
2:54:03 PM	80.9	63	63.7	63.4
2:55:03 PM	77.6	63.2	64	63.5
2:56:03 PM	77.6	63.1	63.9	63.5
2:57:03 PM	82.4	63.2	64.1	63.5
2:58:03 PM	89.3	63.2	64.2	63.9
2:59:03 PM	78.1	63.4	64.1	63.8
3:00:03 PM	78	63.5	64.3	63.8
3:01:03 PM	100.7	58.4	64.3	60.6
3:02:03 PM	82.4	58.4	59.4	58.7
3:03:03 PM	73.6	58.4	59.3	58.7
3:04:03 PM	73	58.3	59.9	58.7
3:05:03 PM	76.6	56.4	58.8	57.4
3:06:03 PM	72.5	56.2	56.9	56.5
3:07:03 PM	70.2	56.1	57	56.5
3:08:03 PM	76.6	56.2	56.9	56.5
3:09:03 PM	79.8	56.4	61.9	57.5
3:10:03 PM	83.1	56.8	63.4	59
3:11:03 PM	83.4	54.9	66.6	60.5
3:12:03 PM	77.6	62.7	63.5	63.1
3:13:03 PM	82.2	62.6	63.4	62.9
3:14:03 PM	90.5	62.6	67.7	63.1
3:15:03 PM	84.7	62.6	68.5	63.1
3:16:03 PM	78.1	62.5	63.4	62.9
3:17:03 PM	77.1	62.4	63.4	62.9
3:18:03 PM	86.1	62.6	64.3	63.1
3:19:03 PM	80.7	62.9	64.2	63.3
3:20:03 PM	87.5	63	63.8	63.3
3:21:03 PM	88.1	62.9	64	63.4



625.050 Permissible Noise Levels—Standards.—

1. No person shall operate or permit to be operated and stationary noise source which emits noise in such a manner that the level of the noise emitted, when measured at any point outside the boundary of the property upon which the stationary noise source is located using the slow meter characteristic and the A-weighting network of the sound level meter, exceeds the levels set forth in Table I below or exceeds the limit set forth in Section 626.050.6. When the noise emitted is measured upon property which is located in a different land use category than the property upon which the stationary noise source is located, the levels applicable to the property where the noise emitted is measured shall be used to determine if a violation exists. If more than one use exists on the property where the noise emitted is measured such that more than one land use category would be applicable to the property, then the levels set forth in the least restrictive applicable land use category of Table I shall be used to determine if a violation exists.
2. If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels of Table I.
3. If the stationary noise source emits impulsive noise the levels of Table I shall be lowered by 5dB. A violation of this Code shall exist if the level of the impulsive noise emitted exceeds the applicable levels of Table I, as modified by this subsection, when the measurement is made using the fast meter characteristic and the A-weighting network of the sound level meter or if the level of the impulsive noise emitted exceeds the limit set forth in Section 625.0550.6.
4. In the event the stationary noise source emits impulsive noise containing a discrete tone, the modifications of Table I set forth in subsections 2. and 3. herein shall be cumulative.
5. If the ambient noise level exceeds the level of the noise emitted from the stationary noise source for one or more periods of time during the period of measurement, then for any such period of time the level of the noise emitted from the stationary noise source shall be deemed to be lower than the level which is permitted for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day.
6. If, during the period of measurement, noise shall be emitted from a stationary noise source for periods of time at two (2) or more different levels, a violation of this Code shall exist if the sum of the following fractions $C_1/T_1 + C_2/T_2 + \dots C_n/T_n$ exceeds the unit number 1. For purposes of this calculation C_n shall equal the actual time period that noise is emitted at each measured noise level and T_n shall equal the period of time that noise is permitted under Table I to be emitted at each measured noise level. Provided, however, if: (1) the ambient noise level exceeds the level of noise emitted from the stationary noise source for one or more periods of time during the period of measurement; or, (2) the level of the noise emitted from the stationary noise source is lower than the level of noise which is permitted in Table I for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day for one or more periods of time during the period of measurement, then for the purpose of the calculation set forth in this subsection, for each such period of time, the term C_n shall be deemed to be zero (0) and the fraction C_n/T_n shall be zero (0).

Table I

A. Residential Land Use Category
Daytime Hours

<i>Tn*</i>	<i>(dB(A))**</i>
60	55 or less
30	56-58
15	59-61
8	62-64
4	65-67
2	68-70
0	71 or greater
<i>Nighttime Hours</i>	
60	50 or less
30	51-53
15	54-56
8	57-59
4	60-62
2	63-65
0	66 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).
**A-Weighted Sound Pressure Level.

B. Commercial Land Use Category
Daytime Hours

<i>Tn*</i>	<i>(dB(A))**</i>
60	65 or less
30	66-68
15	69-71
8	72-74
4	75-77
2	78-80
0	81 or greater
<i>Nighttime Hours</i>	
60	60 or less
30	61-63
15	64-66
8	67-69
4	70-72
2	73-75
0	76 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).
 **A-Weighted Sound Pressure Level.

C. *Light Industrial Land Use Category*
 All Hours

<i>T_n</i> *	<i>(dB(A))</i> **
60	70 or less
30	71-73
15	74-76
8	77-79
4	80-82
2	83-85
0	86 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).
 **A-Weighted Sound Pressure Level.

D. *Heavy Industrial Land Use Category*
 All Hours

<i>T_n</i> *	<i>(dB(A))</i> **
60	80 or less
30	81-83
15	84-86
8	87-89
4	90-92
2	93-95
0	96 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).
 **A-Weighted Sound Pressure Level.

(O. No. 7287—1974)