



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
AUGUST 3, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Mr. Christopher Clark
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. July 7, 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 #26-020: Site Development Plan For A Front Yard Fence Adjacent to Street Right-of-way for the Corner Property Addressed as 1 South Spoede Road**

Sara Mosely, property owner, has submitted an application for a 6 foot (72") tall, horizontal wooden privacy fence behind the house but within the front yard adjacent to Ladue Road right-of-way. The fence will extend 12 feet past the house and will be located approximately 28 feet from the property line parallel to Ladue Road.



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
AUGUST 3, 2026
6:00 PM**

WORK AGENDA

PENDING APPLICATIONS

1.
 - Conditional Use Permit Amendment, Site Concept Plan Amendment and Site Development Plan for New Natarorium Building on the Chaminade Campus
 - Text Amendment for NAICS Update to 2022 Version
 - Subdivision Improvement Plans and Final Plat for The Vale at Olia Village, Lot 16

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.



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
AUGUST 3, 2026
6:00 PM**



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
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 Tuesday, July 7, 2026, at 6:00 PM.

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
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: Ms. O'Brien

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

1. June 15, 2026 Planning and Zoning Commission Draft Meeting Minutes

RESULT: APPROVED (UNANIMOUS)



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
6:00 PM**

MOVER: Ms. O'Brien

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried.

PUBLIC COMMENT

No Public Comment tonight.

UNFINISHED BUSINESS

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

Motion to remove Applications 26-012 and 26-013 from the agenda due to effective withdrawal of applications and inability to continue public hearings further.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried. These matters will be rescheduled once complete applications are received.

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

Mike Matthys with Linden Group Architects representing the Animal Neurology Center gave a presentation. Parking is in front of the building. The building is close to a



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
6:00 PM**

neighboring multifamily building to the east. They received a notification from St. Louis County that they were in violation of the County's noise ordinance. A sound engineer predicted a five-to-eight decibel reduction of sound with an eight-foot fence. Mr. Matthys showed a schematic of the building and the location of two air conditioners and two air handling units, one of which cools the MRI machine in the building. A dark gray, granite-style vinyl fence is proposed. Performance of the fence varies based on sound frequencies. The eight-foot fence also provides better screening of the equipment from the neighbors.

Ms. O'Brien asked about screening with foliage.

Mr. Matthys said there is the possibility of planting some arborvitae.

Mr. Buelter asked about the age of the units.

Mr. Matthys said they have been there about a year.

Mr. Buelter asked if approved, how fast will the fence be installed.

Mr. Matthys said it will be three to four weeks to get the materials and that they will be ordered as soon as we get approval.

Mr. Buelter asked about testing for sound levels.

Mr. Matthys said the testing would be done soon after installation.

Ms. O'Brien asked if further mitigation is needed, has that been priced if this isn't sufficient.

Mr. Matthys said yes there is the possibility of adding sound blankets to mitigate the sound levels. Additional insulation may be able to be installed in the units by the manufacturer.

Ms. LaBonte asked if the fence were higher, how much more sound would it alleviate? Mr. Matthys said they didn't pay for modeling of the barrier. On some projects, a sound engineer will put it into modeling software. He said that an eight-foot over six-foot fence would have more impact on the sound levels.

Ms. O'Brien asked why wouldn't you go directly and have the manufacturer put some sound proofing inside the units.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
6:00 PM**

Mr. Matthys said there were a couple of reasons. We think we will get more sound dampening with the fence. In the interest of making the neighbors happy, the fence will provide visual screening of the units.

Ms. LaBonte asked if a complete enclosure was discussed.

Mr. Matthys said the units need to have fresh air intake so they need to be fairly open. We feel we have enough options to implement the fence solution and test the sound levels.

Ms. Moore gave the City's presentation. An eight-foot-tall, gray vinyl sound barrier fence is proposed by the applicant. An eight-foot-tall fence can be considered by the Planning and Zoning Commission per Section 405.640(A) of the code. Ms. Moore explained that the equipment is close to the neighboring residential building. The equipment won't be visible from the street. A condition can be added that landscaping be added if space is available.

Ms. O'Brien asked if some plant screening could fit back there.

Ms. Moore said a condition could be made for plant screening if space allows.

Mr. Potashnick asked who measures the sound levels.

Ms. Moore said St. Louis County does the sound testing because it is their noise ordinance. The building occupant is required to fix the issue because of the violation letter. When there is a noise complaint, St. Louis County comes out and does sound testing.

Mr. Lumley said the County has public health authority over sound levels. There is a standing violation notice that won't be rescinded by the County until the sound levels are acceptable.

Ms. O'Brien said we don't have jurisdiction over other issues, just fence and landscaping.

Ms. Moore said you can add a condition of approval for landscaping.

Mr. Matthys said the foliage doesn't provide much of a sound barrier. The eight-foot-tall fence is a better sound barrier. We can submit some foliage plans to staff.

Motion to recommend approval of a Minor Site Development Plan for the installation of



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
6:00 PM**

an eight-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 with the additional condition that foliage be added to the neighbors' side of the fence subject to the discretion of the staff.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried.

WORK AGENDA

No items on the Work Agenda tonight.

PENDING APPLICATIONS

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

The Vale at Olia Village needs additional time to submit information and they won't be on the July 20 agenda so that meeting is canceled.

DEPARTMENT REPORTS

Mr. Jaggi said that the developer of Graeser Station has not submitted the \$30,000 required by the funding agreement to review the finance proposal. At this point, the application is on hold, but the owner has advised the City that the developer's purchase agreement has expired. We have not received a withdrawal notice.

The new budget includes funding for an Associate Planner, and we are thankful that the position has been funded. This is an entry-level position, and this person will handle inquiries from the public, write minor reports and create public notices.

We have a new Planning and Zoning Commission member, Christopher Clark.

ADJOURNMENT

Meeting adjourned at 6:43 PM.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JULY 7, 2026
6:00 PM**

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#26-020: SITE DEVELOPMENT PLAN FOR A FRONT YARD FENCE
ADJACENT TO STREET RIGHT-OF-WAY FOR THE CORNER PROPERTY
ADDRESSED AS 1 SOUTH SPOEDE ROAD

FOR THE MEETING OF: Monday, August 3, 2026

LOCATION: 1 S. Spoede Road, zoned A Single Family Residential

REQUEST: Sara Mosely, property owner, has submitted an application for a 6 foot (72") tall, horizontal wooden privacy fence behind the house but within the front yard adjacent to Ladue Road right-of-way. The fence will extend 12 feet past the house and will be located approximately 28 feet from the property line parallel to Ladue Road. The existing trees and foliage along the property line will remain to block the fence from street visibility from Ladue Road. The applicant is seeking Site Development Plan approved from the Planning and Zoning Commission and City Council action is not required.

ADDITIONAL INFORMATION: Staff may approve a fence within this area if the fence is to the side or rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. Any other fence requests in this location must seek Planning and Zoning Commission approval. City Council action is not required.

OWNER/APPLICANT: Sara Mosely
1 S. Spoede Road
Creve Coeur, Mo 63141

Key Issues:

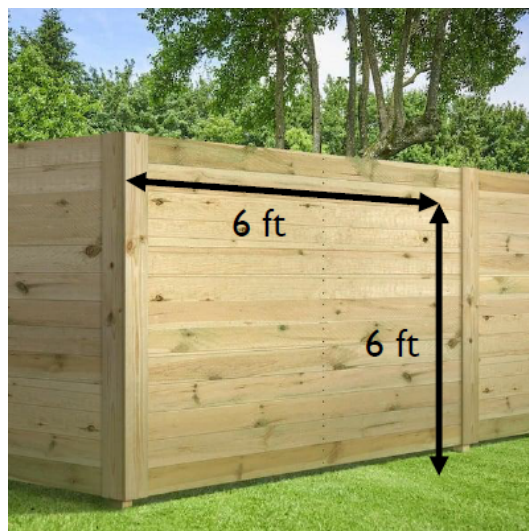
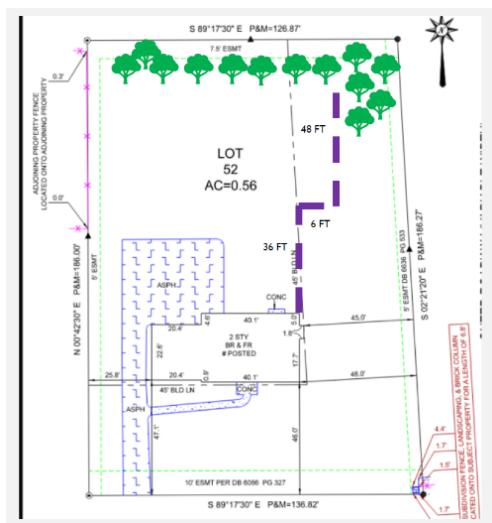
- Does the request integrate with the existing surrounding uses?

Comprehensive Plan References

- Estate Neighborhood 2 (ER-2)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- 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: 7/29/2026
ATTACHMENTS: Applicant's Materials

July 29, 2026

Page 2

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	Ladue Road
South	Single family residence	A Single Family Residential	N/A
East	Single family residence	A Single Family Residential	S. Spoede Road
West	Single family residence	A Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 6 foot (72") tall horizontal, wooden, privacy fence, a portion of which is located approximately 28 feet from the secondary front yard property line adjacent to Ladue Road right-of-way for the corner lot property addressed as 1 S. Spoede Road. There is not currently a fence in this location and the fence will connect to an existing fence at the rear property line and connect to the brick retaining wall behind the house. The applicant is requesting the fence due to the noise created by the roadway adjacent to the property and to provide protection for their children and dogs. The existing trees and bushes along Ladue Road mean that the fence will be minimally visible from Ladue Road. There is also a four-foot tall, decorative metal fence atop the retaining wall adjacent to Ladue Road in what appears to be the right of way for safety purposes due to the steep grade change. Due to the proposed fence location almost 30 feet from Ladue Road, the additional fence and the existing trees and bushes, staff is not concerned about the visibility of the fence from either Ladue Road or S. Spoede Road.

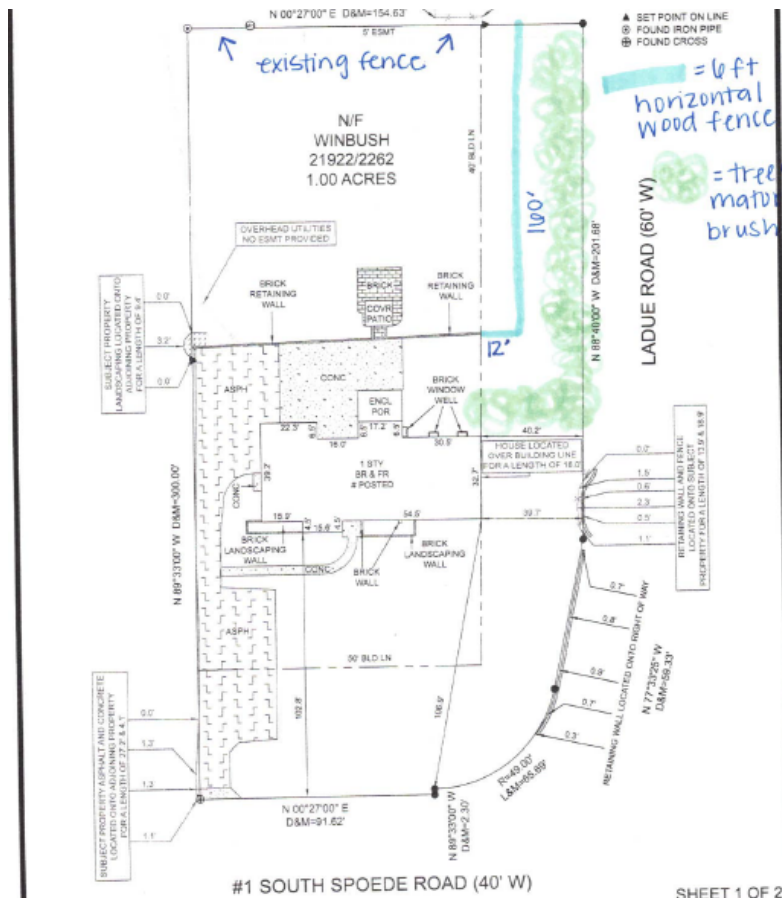


Figure 1: Applicant's Site Plan with proposed fence location shown in blue.

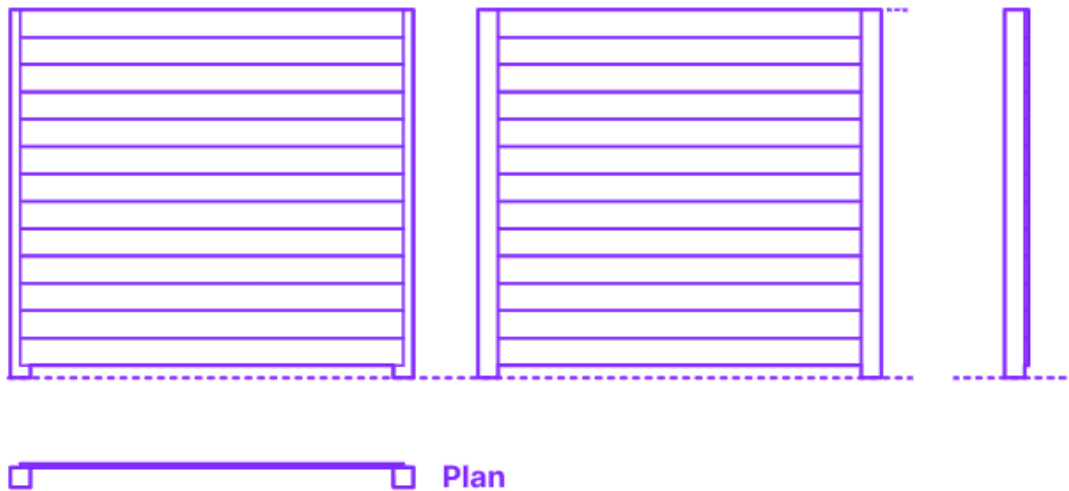


Figure 2: Fence detail showing 6-foot-tall horizontal, wooden, privacy fence.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences adjacent to street right-of-way under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

The applicant is requesting a site proof, 6-foot-tall wooden fence 28 feet from the property line which requires site plan approval for the application from the Planning and Zoning Commission. The fence is on the side of the house within the front yard setback for the corner property adjacent to Ladue Road right of way. The context of the surrounding area includes mostly open lots with landscaped screening. The placement of a 6-foot-tall sight-proof fence along Ladue Road would be uncommon along this portion of the road but given that the fence will sit back 28 feet from the property line and will be mostly screened with existing landscaping, the visual impact should be limited. Due to the existing context of the safety fence above the retaining wall and the trees and shrubs adjacent to the road, Staff does not think additional landscaping is necessary.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height, and design sufficient, 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 motion for the fence within the front yard setback and adjacent to street right-of-way at 1 S. Spoede Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

"I move to approve the site plan for a 6-foot-tall horizontal wooden privacy fence to be located 28 feet from the property line along Ladue Road for the corner property addressed as 1 S. Spoede Road as discussed within the Staff Report for Application #26-020 for the August 3, 2026, Planning and Zoning Commission meeting." (Modification or revisions may be included by preceding motion).

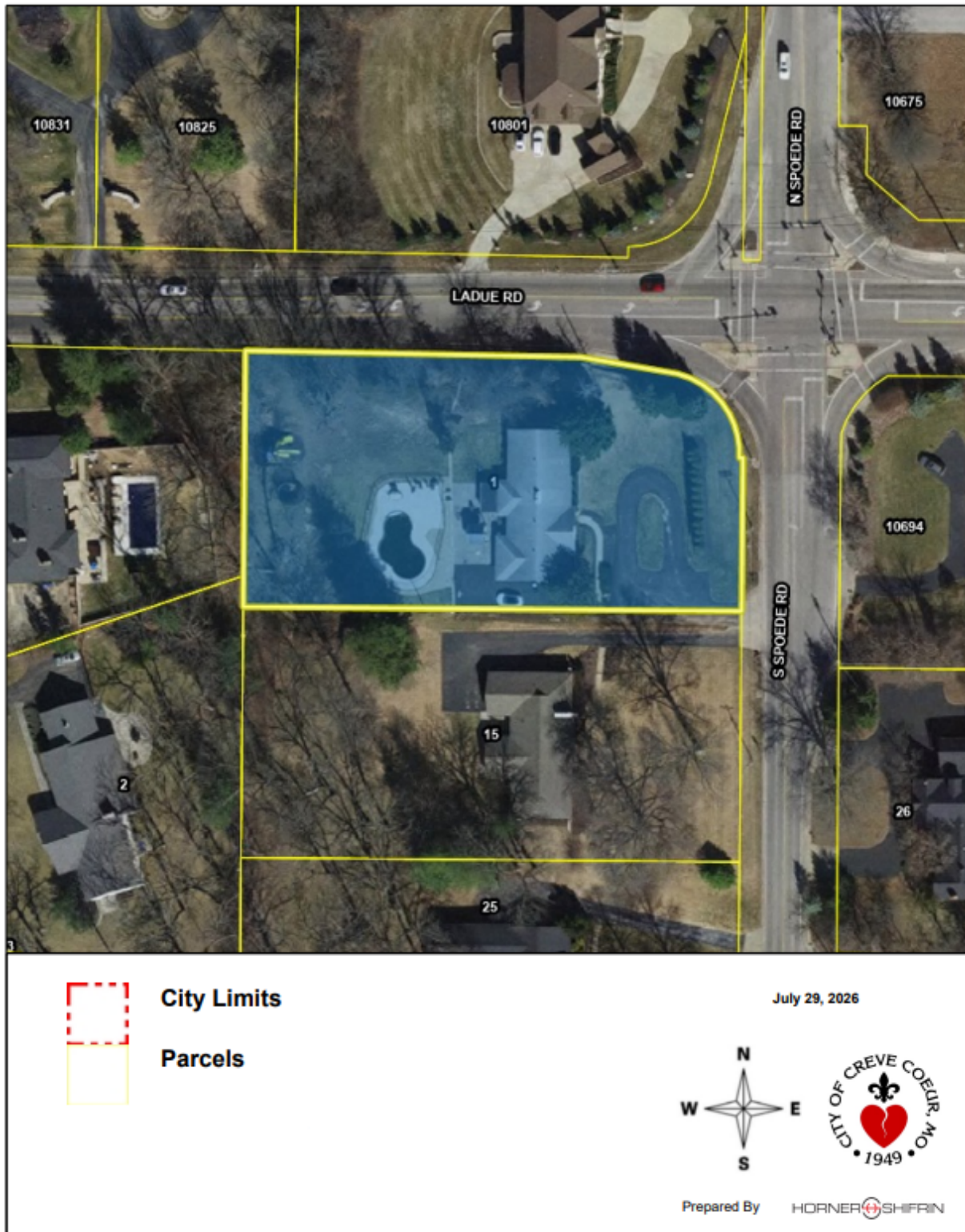
APPENDIX 1: COMPREHENSIVE PLAN

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 MAP



APPENDIX 4: SITE PHOTOGRAPHS	Date Taken: 7/29/26
	Description: Looking towards the subject property from S. Spoede Road.
	Description: View of property at the corner of Ladue Road and S. Spoede Road looking towards Ladue Road.
	Description: Existing fence and foliage along Ladue Road.



Description: Google street view from March 2025 to show location of existing black metal safety fence.



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: 6 ft. fortress horizontal fence

Location of Project: 1 S. spoede Locator # _____

Subject for Agenda: _____

Applicant:

Architect ☐ Engineer ☐ Contractor ☒ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
<u>Sara Mostly</u> Name	<u>Charles Abrahamson</u> Name
<u>1 S. Spoede Rd</u> Company (If Applicable) Address	<u>Western Fence & Deck</u> Company (If Applicable) Address
<u>Creve Coeur</u> Address	<u>21 Vance Rd</u> Address
<u>314.624.5756</u> Telephone #	<u>Valley Park, mo, 63088</u> Address
<u>Sara@superior314.com</u> Email	<u>6362151730</u> Telephone #
<u>Sara Mostly</u> Applicant's Signature	<u>Charles Abrahamson</u> Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):		
Name _____ Company (If Applicable) _____		
Address _____		
Phone _____	Fax _____	Email _____
Applicant's Signature _____		

Description of Request (attach additional sheets as needed)

General Description: put up 1160 linear feet of 6 ft. wood privacy fence 12 ft from house & 36 ft. from Ladue Road. to cover noise from busy road, protect kids and dogs. Can not see fence from Ladue road due to trees and brush

Rationale(reasoning)

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.

This will cover noise and protect children and animals from busy road. Will not be seen from front or side of house due to mature trees and brush

Submittal Checklist

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

Preferred Public Hearing Date: Monday, August 3rd, 2026.

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

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

To whom it may concern,

I am the homeowner of **1 S Spoede Road**, and I hereby authorize the application for the installation of a **6-foot privacy fence** at this property.

Please let me know if you need any additional information or documentation.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara', with a stylized flourish at the end.

Sara Mosley

$1'' = 30'$

ADJOINING PROPERTY FENCE
LOCATED ONTO ADJOINING PROPERTY

N 00°27'00" E D&M=154.63'

--	--

existing fence ↗

N/F
WINBUSH
21922/2262
1.00 ACRES

OVERHEAD UTILITIES
NO ESMT PROVIDED

SUBJECT PROPERTY
LANDSCAPING LOCATED ONTO
ADJOINING PROPERTY
FOR A LENGTH OF 9.4'

N 89°33'00" W D&M=300.00'

SUBJECT PROPERTY ASPHALT AND CONCRETE
LOCATED ONTO ADJOINING PROPERTY

N 00°27'00" E
D&M=91.62'

N 89°30' E
D&M

R=49.00'
L&M=65.69'

✕ FENCE
 L PLATTED LENGTH
 D DEEDED DISTANCE
 M MEASURED DISTANCE
 ● SET REBAR
 ▲ SET POINT ON LINE
 ⊙ FOUND IRON PIPE
 ⊕ FOUND CROSS

$\text{horizontal wood fence} = 6 \text{ ft}$

= trees,
mature
brush

LADUE ROAD (60' W)

N 88°40'00" W D&M=201.68'

RETAINING WALL AND FENCE
LOCATED ONTO SUBJECT
PROPERTY FOR A LENGTH OF 12' 0" x 18' 0"

N 77°33'25" W
D&M=59.33'

#1 SOUTH SPOEDE ROAD (40' W)

SHEET 1 OF 2



PO BOX 278
COTTEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com

JOB #2004143
FB 559:9
FIELD WORK BY: TAO
DRAWN BY: TDO/BSR/MAG
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON
APRIL 15, 2020
A REQUEST BY
SARA WINBUSH
WAS MADE FOR A BOUNDARY
SURVEY AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.









