

Creve Coeur Planning and Zoning Commission  
300 N. New Ballas Rd  
Creve Coeur, MO 63141

June 26, 2020

Dear Commission Members,

I am contacting you from First Community. As I am sure you're aware, we have a branch located at 10950 Olive at the southeast corner of Olive Blvd and Graeser Rd. I am writing in regard to the proposed QT development.

We have been contacted by some of our members and we are aware of the neighborhood opposition to this project for reasons including the potential for crime, negative environmental impact and the potential for reduced property value. Though we understand all those positions, we would ask that the commission focus specifically on the traffic concerns at the intersection given the additional vehicles and the tanker trucks. It seems undeniable this will impede the flow of traffic between Graeser and Olive. What impact will that have on our customers? Will you need to widen Graeser Road to accommodate the tanker trucks?

Just for background information, First Community was founded as the Monsanto Employees Credit Union and our location on Olive was chosen some 40 years ago because of its proximity to the Monsanto World HQ. We have retained this location all these years as a service to Creve Coeur. During this time we have peacefully coexisted with our residential neighbors along Graeser Road. We have over 10,000 members in your zip code that use this branch. We also have a drive-thru ATM that is accessible to the general public 24/7. We have always taken great care to maintain the location in such a way that exceeds the expectations of the neighborhood. Given our long-term commitment to Creve Coeur, we hope you will consider our interests as you deliberate. As we indicated, our concern is that our members leaving our lot on Graeser might not be able to get out if a tanker truck is blocking the road. In closing, we ask the commission to deny the QT proposal.

If you have further questions or information for us please contact Tom Ream, Facilities Manager, at 636-537-4449.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn D. Barks". The signature is fluid and cursive, with a long horizontal stroke at the end.

Glenn D. Barks  
President & CEO