



**Department of Public Works**

Building • Planning • Zoning • Streets • Code Enforcement

**AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
CITY OF DES PERES, MISSOURI  
WEDNESDAY, MAY 8, 2019  
7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**AMENDMENT OF AGENDA**

**APPROVAL OF MINUTES**

**UNFINISHED BUSINESS**

**1. Review and recommendation of zoning regulations necessary or desirable relating to growing, testing and distributing cannabis for medicinal purposes.**

City of Des Peres, Board of Aldermen

State law prohibits local governments from issuing any ban against cannabis operations but have the authority to exercise local zoning control over medical cannabis operations by regulating “time, place and manner” of medical cannabis facilities as long as the regulations are not “unduly burdensome”.

*The subcommittee that was appointed in March has met 3/26, 4/16, and 4/23 and is prepared to make recommendations to the full commission.*

**2. Petition for Site Plan Approval at 13200 Manchester Road**

Mark Doering, President of Doering Engineering

Petitioner would like to expand parking in the rear of the building to add additional parking spaces.

*A subcommittee met with the petitioner 1/3 and gave approval, provided modifications were made to the plan, specifically a photometric plan and installation of pervious concrete for the expanded parking area, which would allow stormwater to soak into the ground instead of running off the site. In addition, Commissioner Matheny requested that the plans be submitted to MSD. The petitioner submitted several iterations of plans for staff review since January, and requested that their petition be tabled until now.*

**NEW BUSINESS**

**1. Petition for Amendment of Conditional Use Permit at 11656 Manchester**

Wayne Prichard, JP Field’s West

Petitioner would like to take over the former Fozzie's location at Tallbrooke Plaza. Typically, this would simply be a transfer of CUP at the Board level. However, the petitioner wants to serve alcohol and increase seating from 24 to 40. Staff anticipates the appointment of a subcommittee

## **2. Amendment of Municipal Sign Code**

City of Des Peres, Planning & Zoning Commission, Sign Committee  
*Following a series of committee meetings, the Sign Committee is proposing modifications to the sign code.*

## **3. Raingardens**

Roland Biehl, Metropolitan Sewer District (MSD)  
*In recent years, raingardens have become a common way to mitigate stormwater runoff, and are often mandated by MSD. Both commissioners and residents have raised concerns as to their effectiveness. Thus, MSD offered to address and educate.*

## **STATUS REPORTS**

### **1. BOARD OF ALDERMEN REPORT**

### **2. SUBCOMMITTEE REPORT(S)**

#### **a. SIGN COMMITTEE**

#### **b. FENCE COMMITTEE**

#### **c. ARCHITECTURAL REVIEW COMMITTEE**

##### **i. Application for 13008-13016 Manchester (strip mall)**

## **OTHER ITEMS**

## **ADJOURNMENT**