



Department of Public Works

Building • Planning • Zoning • Streets • Code Enforcement

**AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, JUNE 19, 2019
7:00 PM**

CALL TO ORDER

ROLL CALL

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

UNFINISHED 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. *Subcommittee met 5/29. The only issue at hand is parking. Based upon a conservative interpretation of our code, the two salons alone require 126 parking spaces. The subcommittee recommended approval, pending additional documentation of parking conditions from the petitioner and property owner.*

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. None of the subcommittee members were in attendance at the May P/Z meeting, so a vote was tabled.

NEW BUSINESS

1. Petition for 3 lot subdivision at 2919 Old Dougherty Ferry Road

THD Design Group obo Doug Heffington, property owner.

A preliminary plat was approved approximately 10 years ago, but the project never moved forward, so that approval expired.

2. Petition for boundary adjustment at 2716 Old Dougherty Ferry Rd

Pitzman's Surveying Group, Inc. obo Steven and Victoria Benz, property owners

The property owners inadvertently constructed a stone pond on the adjacent property. They are now acquiring a portion of the adjacent parcel to correct the issue.

3. Petition for solar panel array (accessory structure) in the rear yard at 12922 Huntercreek Rd

RJP Electric obo Jerry Forster, property owner

A solar array was constructed without permits, and was later brought to the City's attention. While we do not have zoning regulations specifically pertaining to solar arrays, they are considered an accessory structure if not mounted on the roof of the building.

STATUS REPORTS

1. BOARD OF ALDERMEN REPORT

2. SUBCOMMITTEE REPORT(S)

a. SIGN COMMITTEE

i. Application for a box/cabinet sign at 12026 Manchester

b. FENCE COMMITTEE

c. ARCHITECTURAL REVIEW COMMITTEE

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

OTHER ITEMS

1. ELECTION OF OFFICERS

ADJOURNMENT