



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY JUNE 14, 2023
7:00 PM**

CALL TO ORDER

Chair Ahrens called the meeting to order at 7:00 p.m.

ROLL CALL

Anna Ahrens	Commission Chair	
Will Mura	Commission Vice Chair	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	(ABSENT)
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	
Tim Callahan	Commission Member	
Mayor Becker	Mayor	
Alderman Pound	Aldermanic Rep	

The following staff members were present: Nathan Bruns, City Attorney; Steve Meyer, Director of Public Works; Alexandra Knox, Public Works Admin; Kate Crimmins, City Planner;

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

Commissioner Don motioned to approve the minutes as presented. Second by Gwin. Minutes approved by unanimous voice vote.

OLD BUSINESS

1. Consideration of the establishment of a formal Zoning Text Amendment process
Referral from Board of Aldermen

Chair Ahrens gave a summary of the subcommittee.

A request for text amendment should be submitted to the Board of Aldermen after completing a rigorous questionnaire to demonstrate the need and consistency of Comprehensive Plan. An application fee of \$1,000 shall be paid. The Board shall either refer the request to P/Z or reject the application. If rejected, the applicant will be refunded \$500. If referred, P/Z will study application and make a recommendation to the Board.

With no comments from Commissioners or audience, Commissioner Gwin moved to recommend approval of the petition as presented. A second motion by Kardesch. A roll call vote was taken with the following results: Chair Ahrens, AYE; Vice Chair Mura, AYE; Gwin, AYE; Pawloski, AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Callahan, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.

2. Consideration of Zoning Text Amendment to allow storage facilities Requested by 1879 Distilling Company for the purposes of constructing a storage facility at 2141 Sam's Drive



51 Vice Chair Mura gave a summary of the subcommittee. The subcommittee was against adding
52 a designated industrial zoning district as well as adding storage as a conditionally permitted use
53 in the C-1 zoning districts. The subcommittee recommends a change to PD-C for all
54 commercial zoning request, which they believe developers would be in favor of.

55 Chair Ahrens questioned if the PD-C designation dissolves when the business goes out (of
56 business).

57 Planner Crimmins answered the PD-C designation would remain the same if the use was the
58 same, but if there was a different proposed use for the property, the petitioner would need to
59 apply for an amendment to the original PD-C ordinance.

60 She gave the example of if Dierbergs were to go out of business, another retailer would be able
61 to operate under the same PD-C ordinance, but if the petitioner wanted to use the property for
62 an office building, they would need an amendment to the original PD-C ordinance.

63 Vice Chair Mura announced the building will always carry the same use (a storage building).
64

65 Mark Disper – owner of 1879 Distilling addressed the commission regarding his petition. He
66 has one of the oldest businesses in Des Peres and he would like to stay in Des Peres. This
67 storage facility would strictly be an aging facility for the whiskey made at 1879, bottling will be at
68 the distillery. The topography and lot coverage limits visibility to three sides of the building when
69 driving down Sams Dr. He is in discussion with Des Peres Public Safety regarding alarm and
70 sprinkler requirements.
71

72 With no comments from Commissioners or audience, Vice Chair Mura moved to recommend
73 denial of a designated industrial zoning in Des Peres. A second motion by McGrath. A roll call
74 vote was taken with the following results: Chair Ahrens, AYE; Vice Chair Mura, AYE; Gwin,
75 AYE; Pawloski, AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE;
76 Callahan, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.
77

78 Vice Chair Mura moved to recommend denial of adding storage as a conditionally permitted use
79 in the C-1 zoning district. A second by Chair Ahrens. A roll call vote was taken with the
80 following results: Chair Ahrens, AYE; Vice Chair Mura, AYE; Gwin, AYE; Pawloski, AYE;
81 Barringer, AYE; Jontry, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Callahan, AYE; Mayor
82 Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.
83

84 The next step for Mr. Disper is to submit a petition to rezone the property in question to PD-C.
85

- 86 3. Consideration of Zoning Text Amendment to create a new zoning district with differing
87 regulations for lots greater than 2 acres in size Requested by Holly Fesler of 7
88 Claychester Drive for the purpose of constructing a detached garage and pool house
89 larger than what is currently allowed by the zoning code
90

91 Commissioner Jontry gave a report of the subcommittee stating they were not favorable of
92 creating a special zoning district specifically for large lots. The subcommittee was in favor of
93 changing the required ratio for accessory structures from 40% to 50% of main floor area of the
94 principal building on the lot.
95

96 Commissioner McGrath questioned if this ratio change would only apply to large lots.

97 Planner Crimmins answered no, it would apply to all residential lots, as the Comprehensive Plan
98 requests properties to be consistent.
99



100 Commissioners questioned if a “greenspace” requirement would be a better solution rather than
101 a ratio requirement.

102 Planner Crimmins noted a “greenspace” requirement could be beneficial, but there are more
103 factors to be considered and we’d be starting from scratch creating a large number of
104 nonconforming lots. There is also no way to track hardscapes, as the City does not require
105 building permits for concrete or paver patios.

106
107 Commissioner McGrath suggested a step scale system, so larger lots could have larger ratios,
108 as principal buildings are also usually larger. The commission debated this method and decided
109 this was the correct solution.

110
111 The scale was constructed as follows:
112 Lots less than 1 acre = 40% of primary structure
113 Lots 1.01 – 2 acres = 45% of primary structure
114 2.01 – 2.5 acres = 50% of primary structure
115 Lots greater than 2.5 acres = 55% of primary structure

116
117 Commissioner McGrath moved to recommend a step scale system for accessory structures. A
118 second by Commissioner Pawloski. A roll call vote was taken with the following results: Chair
119 Ahrens, AYE; Vice Chair Mura, AYE; Gwin, AYE; Pawloski, AYE; Barringer, AYE; Jontry, NAY;
120 McGrath, AYE; Don, AYE; Kardesch, AYE; Callahan, NAY; Mayor Becker, ABSTAIN; Alderman
121 Pound, ABSTAIN. Motion Carries 8-2-2.

122
123 **STATUS REPORTS**

124 **1. BOARD OF ALDERMEN**

125 Alderman Pound voiced the Board has been discussing recreational marijuana for the past couple
126 weeks. Mayor Becker voiced there would be upcoming work sessions regarding renovations at City
127 buildings.

128
129 **2. SUBCOMMITTEE(S)**

- 130 1. SIGN COMMITTEE – None
131 2. FENCE COMMITTEE – None
132 3. ARCHITECTURAL REVIEW COMMITTEE – None

133
134 **OTHER ITEMS**

- 135 1. Commissioner Don moved to recommend the current Chair and Vice Chair remain
136 seated for the Term ending June 30, 2024. A second by Commissioner Gwin. Motion
137 approved by voice vote.
138 2. Chair Ahrens welcomed newest Commssioner Tim Callahan, term ending June 30,
139 2025.

140 **ADJOURNMENT**

141 Commissioner Barringer moved to adjourn the meeting, with a second by Commissioner
142 Pawloski. Motion approved by voice vote and the meeting adjourned at 8:48 p.m.

143
144
145 _____
146 **Chairperson Anna Ahrens**

147
148 _____
149 **Recording Secretary, Alexandra Knox**