



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY AUGUST 9, 2023
7:00 PM**

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CALL TO ORDER

Chair Ahrens called the meeting to order at 7:01 p.m.

ROLL CALL

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

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

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

Commissioner Gwin moved to approve the minutes as presented. A second motion by McGrath. Minutes approved unanimously by voice vote.

NEW BUSINESS

1. Petition for Rezoning from C-1 to PD-C at Lots 1-5 of the Barrett Park Subdivision and 13589 Manchester Road

Mrs. Crimmins gave a background and presentation of the petition to rezone 3 distinct developments to Planned Development Commercial; Barret Park, Des Peres Pointe and Des Peres Corners. The planning commission will review each development independently. When Des Peres completed the Zoning Code update in 2017, any developments that were zoned C-5 or C1-A were essentially eliminated and rezoned to C-1. Staff believes these parcels were not appropriately rezoned at the time and would like the property to be zoned to a zoning district that is more aligned with its history and existing development. In the 30 years since the area was developed, each lot has had a master development plan adopted. Some have had alterations to the site causing many pieces of legislation to be floating around. The rezoning of these properties would create one document for regulations of each lot.

With no further comments from commissioners or others, Commissioner Mura moved to recommend approval of the petition to rezone said properties as presented. A second motion by Barringer. A roll call vote was taken with the following results: Chair Ahrens, AYE; Vice Chair



51 Mura, AYE; Gwin, AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE; Leinauer, AYE; Don,
52 AYE; Mayor Becker, ABSTAIN; Alderman Kleinschmidt, ABSTAIN. Motion Carries 8-0-2
53

54 2. Petition for Preliminary Site Plan approval at 2141 Sams Drive

55 Mark Disper explained his petition for Preliminary Site Plan approval to expand his distilling
56 business into a whiskey aging facility by constructing a three-story building on said property.
57 This facility would not be open to the public and the product would only be sold at The Village
58 Bar. This site has not been developed in 30 years. Mr. Disper desires to keep his business in
59 Des Peres and believes this is the perfect site. Des Peres Board of Aldermen have amended
60 the zoning code to allow "*Storage, beer and spirits only* in Planned Development – Commercial
61 zoning districts as a permitted use.
62

63 Vice Chair Mura questioned the height of the Ameren transmission lines on the property. Mrs.
64 Crimmins and Mr. Disper answered collectively, they were unsure how high the electric lines
65 were, but the building footprint would not be in Ameren easement.
66

67 Commissioner Leinauer asked if there would be tractor-trailer access. Mr. Disper answered
68 they are only using box trucks.
69

70 Commissioner Mura explained his concerns about reusability of the building if the distillery were
71 to close or move. He believes the City would have to allow another warehousing/storage
72 operation in the building. There was significant discussion whether Mr. Disper would have a
73 small retail use or tasting room; essentially becoming a permitted use.
74

75 Mr. Graville and Mrs. Crimmins explained the process of a master development plan: a
76 preliminary site plan and a final site plan. This petition is for preliminary approval of the specific
77 use, once approved, the petitioner can apply for final site plan approval.
78

79 With no further comments from commissioners or others, Commissioner Barringer moved to
80 recommend approval of the Petition for Preliminary Site Plan as presented. A second motion by
81 McGrath. A roll call vote was taken with the following results: Chair Ahrens, AYE; Vice Chair
82 Mura, ABSTAIN; Gwin, AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE; Leinauer, AYE; Don,
83 AYE; Mayor Becker, ABSTAIN; Alderman Kleinschmidt, ABSTAIN. Motion Carries 7-1-2.
84

85 3. Petition for Conditional Use Permit for the operation of a Comprehensive Dispensary
86 Facility at 12095 Manchester Rd

87 Dan Welsh, attorney for Root 66 Des Peres explained their petition. Des Peres Board of
88 Aldermen voted in July to allow Comprehensive Marijuana Dispensaries in the City. Root 66 has
89 their final inspection scheduled for this week and has received outstanding community feedback
90 regarding the façade of the building. He claims they will be in a position to open, pending the
91 City of Des Peres.
92

93 He states their original CUP was approved with 21 parking spaces on the site plan and a trash
94 enclosure facing west. They are requesting to modify their CUP and reduce parking by one
95 space to improve vehicle flow and their trash enclosure to face northeast. Mrs. Crimmins states
96 they are still complaint with parking regulations if they reduce to 20 spaces. Mr. Welsh
97 explained that instead of a large dumpster, a rolling trash bin would be used. Solid waste staff
98 will roll the trash bin to the trash truck, and will not interfere with Briann Realty property.
99



100 Commissioner Mura questioned the sqft regulation to require a public restroom. Mr. Welsh
101 answered they are under Department of Health and Senior Services regulations, and due to the
102 nature of the business are not required to install a public restroom.
103

104 With no further comments from commissioners or others, Commissioner McGrath moved to
105 recommend approval of the petition for Conditional Use Permit for a comprehensive marijuana
106 dispensary facility as amended, shown on site plan dated 8/3/2023 with 20 parking spaces. A
107 second motion by Jontry. A roll call vote was taken with the following results: Chair Ahrens,
108 AYE; Vice Chair Mura, AYE; Gwin, AYE; Barringer, NAY; Jontry, AYE; McGrath, AYE; Leinauer,
109 AYE; Don, NAY; Mayor Becker, ABSTAIN; Alderman Kleinschmidt, ABSTAIN. Motion Carries
110 6-2-2
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112 **STATUS REPORTS**

113 **1. BOARD OF ALDERMEN**

114 Mayor Becker and Alderman Kleinschmidt gave report of the Board of Aldermen meetings.
115

116 **2. SUBCOMMITTEE(S)**

- 117 1. SIGN COMMITTEE – None
 - 118 2. FENCE COMMITTEE – None
 - 119 3. ARCHITECTURAL REVIEW COMMITTEE – None
- 120

121 **OTHER ITEMS**

122 **ADJOURNMENT**

123 Commissioner Don moved to adjourn the meeting, with a second by Commissioner Pawloski.
124 Motion approved by voice vote and the meeting adjourned at 9:21 p.m.
125

126 _____
127 **Chairperson Anna Ahrens**
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130 **Recording Secretary, Alexandra Knox**