

1 **MINUTES**
2 **PLANNING AND ZONING COMMISSION MEETING**
3 **CITY OF DES PERES, MISSOURI**
4 **WEDNESDAY, DECEMBER 11TH, 2019**
5 **7:00 PM**

6
7 **CALL TO ORDER**

8 Mr. Oeltjen called the meeting to order at 7:00 pm.
9

10 **ROLL CALL**

11	John Oeltjen	Commission Chairman	
12	Anna Ahrens	Commission Vice Chairman	
13	Terrie Gwin	Commission Member	
14	Jim Kennedy	Commission Member	(absent)
15	Tony Pawloski	Commission Member	
16	Mitch Stevens	Commission Member	
17	Will Mura	Commission Member	
18	Tom Matheny	Commission Member	(absent)
19	Bryan McDonald	Commission Member	
20	Rob Barringer	Commission Member	
21	Jim Jontry	Commission Member	
22	Molly Hartman	Commission Member	
23	Mayor Becker	Mayor	
24	Alderman Sansone	Aldermanic Rep	(absent)

25
26 The following staff was also present: Alexandra Knox, Public Works Admin; Chris Graville, City
27 Attorney; Steve Meyer, Director of Public Works.
28

29 **AMENDMENT OF AGENDA**

30 N/A
31

32 **APPROVAL OF MINUTES**

33 Molly Hartman noted she was absent at the last meeting and the minutes needed to reflect
34 that. Commissioner Ahrens moved to approve the minutes as amended, second by
35 Commissioner Gwin. Motion approved unanimously by voice vote.
36

37 **UNFINISHED BUSINESS**

38 Petition for Conditional Use Permit – Small Cell Wireless

39 Installation of pole with small cell to be located within a public right of way at 12437 Nicholas Ln
40 Zoning: D- Residential
41 Petitioner: AT&T Mobility
42 Tabled per applicant
43

44 Steve Meyer explained the applicant is still evaluating location changes and is tabled to
45 February.

46

47 Petition for Conditional Use Permit - Wireless

48 Modification to existing pole located at 11693 Manchester Road

49 Zoning: C-1 Commercial

50 Petitioner: Sprint

51

52 Tim Loyet, Sprint, addressed the Commission seeking recommendation of approval for a
53 modification to existing pole located at 11693 Manchester Road. The modification would
54 update cellular service, add coverage and 5G capacity. Modifications include pulling the
55 existing antenna in, and removing the large American Flag. The large flag causes disruption in
56 service when it's waving.

57

58 Commissioner Mura asked why Sprint can't disguise the new antenna array. Mr. Loyet claims
59 the antennas are bigger.

60

61 Commissioner McDonald asked if multiple carriers were to collocate on the pole, where would
62 their boxes go. Mr. Loyet answered other carriers probably wouldn't be able to collocate
63 because of the type of material of the pole. He said the boxes have to mount to metal, and
64 there is not enough room on the pole, because the top is fiberglass. He also asked if this
65 petition was denied, where Sprint would move the tower to. Mr. Loyet said they most likely
66 would not petition for another location. If Sprint doesn't believe they can get approval, they
67 move on to the next site.

68

69 Commissioner Ahrens asked if that would adversely affect Des Peres residents and businesses.
70 Mr. Loyet said yes it would, but he'd have to ask an engineer at Sprint for specifics.

71

72 Mr. Meyer claimed per our code, this current pole is allowed because it is disguised. If it's no
73 longer disguised, it would be in violation of ordinance. Our ordinance states undisguised poles
74 cannot be within 200 feet of a residential neighborhood and cannot be within .5 miles of each
75 other. This pole is 172 feet from a residential neighborhood and there is a pole across the
76 street at Dierbergs.

77 The applicant did not provide any data to support this proposed conditional use permit. Other
78 applicants have provided heat maps of gaps in coverage. If approved by P/Z, the petition would
79 still go in front of the Board of Aldermen and the petitioner would need to prove burden for
80 multiple sections of the ordinance. Mr. Meyer believes they'd fail to do so, resulting in overall
81 failure of the petition.

82

83 Commissioner McDonald made a motion to table petition, seconded by Commissioner Mura.
84 A roll call vote was then taken with the following results: Oeltjen, AYE; Ahrens, AYE; Gwin, AYE;
85 Pawloski, AYE; Stevens, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Hartman,
86 AYE; Becker, ABSTAIN. Motion passed 10-0-1.

87

88 Petition for Conditional Accessory Structure over 250sf
89 Zoning: D- Residential
90 Petitioner: Jeff Day & Assoc. OBO Steve and Janine Hodges, owners
91 Presenter: Jeff Day, Architect, Jeff Day & Associates
92

93 Jeff Day, Jeff Day & Associates, addressed the Commission seeking conditional approval for a
94 proposed accessory structure, specifically, a 4 car garage and pool house. The petitioner
95 provided colored renderings and material samples for the Commission.
96

97 Commissioner Jontry made a motion to approve the petition, seconded by Commissioner
98 McDonald. A roll call vote was then taken with the following results: Oeltjen, AYE; Ahrens, AYE;
99 Gwin, AYE; Pawloski, AYE; Stevens, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry,
100 AYE; Hartman, ABSTAIN; Becker, ABSTAIN. Motion passed 9-0-2.
101

102 **STATUS REPORTS**

103 BOARD OF ALDERMEN REPORT

104 Mayor Becker informed the Commission that the tennis court project in Des Peres Park is
105 coming along.
106

107 Mayor Becker announced the petition for Master Development Plan and CUP for
108 Colonnade/Chase Bank is on the agenda for January 27.
109

110 SUBCOMMITTEE REPORT(S)

- 111 I) Sign Committee – n/a
 - 112 II) Fence Committee – n/a
 - 113 III) Architectural Review – n/a
- 114

115 **OTHER ITEMS**

116 SUBCOMMITTEE AUTHORITY DISCUSSION

117 Des Peres Planning and Zoning Commission, Commissioner McDonald
118 The subcommittee will meet again to discuss how to proceed with authority of standing
119 committees.
120

121 **ADJOURNMENT**

122 Commissioner Mura moved to adjourn the meeting, with a second by Commissioner Stevens.
123 Motion was approved by voice vote and the meeting was adjourned at 8:25 pm.
124
125

126 _____
127 **Chairman John Oeltjen**
128

129 _____
130 **Recording Secretary**