



1 **AND ZONING COMMISSION MEETING MINUTES**
2 **CITY OF DES PERES, MISSOURI**
3 **WEDNESDAY MARCH 8, 2023**
4 **7:00 PM**

5 **CALL TO ORDER**

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

7
8 **ROLL CALL**

9 Anna Ahrens	Commission Chair	
10 Will Mura	Commission Vice Chair	(ABSENT)
11 Terrie Gwin	Commission Member	
12 Tony Pawloski	Commission Member	
13 Rob Barringer	Commission Member	
14 Jim Jontry	Commission Member	
15 Jonathan Young	Commission Member	
16 Mary McGrath	Commission Member	
17 Kurt Leinauer	Commission Member	(ABSENT)
18 Derek Don	Commission Member	
19 Cynthia Kardesch	Commission Member	
20 Mayor Becker	Mayor	
21 Alderman Pound	Aldermanic Rep	

22
23 The following staff members were present: Chris Graville, City Attorney; Steve Meyer, Director
24 of Public Works; Scott Schaefer, Assistant City Administrator; Alexandra Knox, Public Works
25 Admin;

26
27 **AMENDMENT OF AGENDA**

28 Chair Ahrens amended the agenda to present new business before old business. Approved
29 unanimously by voice vote.

30
31 **APPROVAL OF MINUTES**

32 Commissioner Don made a motion to approve the minutes as presented. Second by Young.
33 Motion approved unanimously by voice vote.

34
35 **NEW BUSINESS**

36 **1. Petition for Boundary Adjustment 11904 Lillian Avenue**

37 Nick Liuzza, owner of NJL Custom Homes, spoke to the commission of their petition to
38 combine (4) 25' lots of record into (2) 50' lots to construct two infill homes.

39
40 With no comments from Commissioners or audience, Commissioner Gwin made a motion to
41 recommend approval of the petition as presented. A second by Kardesch. A roll call vote was
42 taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer,
43 AYE; Jontry, AYE; Young, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Mayor Becker,
44 ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries.



46 **2. Petition for Conditional Use Permit for restaurant operation at 1193 Colonnade**
47 **Center; Crisp and Green**

48 Gary Hassenflu, franchise owner, explained the Crisp and Green operation. He explained it is a
49 fast/casual salad, smoothie and grain bowl restaurant. This location will be the first store in St.
50 Louis. The assembly model resembles 'Chipotle'.

51
52 With no comments from Commissioners or audience, Commissioner Barringer made a motion to
53 recommend approval of the petition as presented. A second by McGrath. A roll call vote was
54 taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer,
55 AYE; Jontry, AYE; Young, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Mayor Becker,
56 ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries.

57
58 **OLD BUSINESS**

59 **1. Petition for Site Plan Approval/Rezoning for a 182-unit apartment building with 4,000**
60 **sqft commercial tenant space at 13431 Manchester Road; Magnolia Ridge Apartments**

61 Dan Theis, partner at Barn Owl LLC, presented a slideshow to re-familiarize the commission
62 with the project. Magnolia Ridge will be a 5 story, 182 luxury apartment building that sits on
63 6.45 acres. There will be 291 parking spaces, equaling 1.6 spaces per unit and range in rent will
64 be \$1,800-\$3,500 a month. The entrance to the development will be a right-in right-out onto
65 Manchester Road. Mr. Thies affirms the design is inspired by Des Peres history.

66 Discussion ensued between Mr. Thies and the commission regarding various topics including
67 parking, design, landscaping and traffic concerns.

68 Chair Ahrens appointed a subcommittee to meet and discuss the petition in further detail.
69 Subcommittee members include Commissioners Don, Barringer, McGrath, Gwin and Ahrens
70 (alt).

71
72 **2. Amendment of the Municipal Code regarding Comprehensive Marijuana Sales**
73 **Referred by Board of Aldermen for Development of Requirements in conjunction with**
74 **passage of a 90-day Moratorium on Comprehensive Marijuana Dispensary Facilities**

75 Mr. Meyer gave a report of the subcommittee meetings held 2/15, 2/21 and 3/7. The
76 Lochmueller Group proposal for a two-phased traffic study was approved by the Board of
77 Aldermen 2/27. The subcommittee selected three recommended locations in Crestwood, Creve
78 Coeur and Dogtown; all operating as comprehensive dispensaries in stand-alone buildings. The
79 subcommittee recommended the hours of operation should be changed from 8a – 10p to 8a – 8p.
80 Motion passed. The subcommittee discussed buffers; 500' around parks, motion passed; 1000'
81 buffer around churches, schools and daycares, motion passed; Commissioner Barringer
82 recommended a buffer from "minor oriented businesses"; but it'd be difficult to define such,
83 motion tabled; 100' buffer along residential area, motion tabled.

84 Subcommittee to reconvene 3/29.

85
86 Yvonne Allen – 1600 Bopp Rd – spoke in opposition of marijuana
87 Mary Anne Wagner – 35 Armat Ct – had questions regarding the operation
88 Nancy Staley – 1819 N Ballas – had questions regarding the traffic study
89 Nina Makalintal – owner of Mathnasium – spoke in opposition of marijuana
90 Jeanne Fluri – 1820 Gray Dr – spoke in opposition of marijuana



91 **STATUS REPORTS**

92 **1. BOARD OF ALDERMEN**

93 Alderman Pound gave report of the Board of Aldermen. He states they've approved contracts for
94 this year's capital improvements and the deer hunt for next year in Phantom Forest and Bittersweet
95 Woods.

96 **2. SUBCOMMITTEE(S)**

97 1. SIGN COMMITTEE – None

98 2. FENCE COMMITTEE – staff needs to schedule a fence exception committee for 932
99 Devereaux

100 3. ARCHITECTURAL REVIEW COMMITTEE – None

101

102 **OTHER ITEMS**

103

104 **ADJOURNMENT**

105 Commissioner Pawloski moved to adjourn the meeting, with a second by Commissioner Young.

106 Motion was approved by voice vote and the meeting was adjourned at 8:45 p.m.

107

108 *Anna J Ahrens*

109 Chairperson Anna Ahrens

110

111 *Alexandra Knox*

112 Recording Secretary, Alexandra Knox