

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

**DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, MAY 10, 2019
7:00 PM**

CALL TO ORDER

Mr. Oeltjen called the meeting to order at 7:01 pm.

ROLL CALL

John Oeltjen	Commission Chair	
Anna Ahrens	Commission Vice Chair	(absent)
Terrie Gwin	Commission Member	
Jim Kennedy	Commission Member	
Tony Pawloski	Commission Member	(absent)
Mitch Stevens	Commission Member	(absent)
Will Mura	Commission Member	(absent)
Tom Matheny	Commission Member	(absent)
Bryan McDonald	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	

The following staff was also present: Mark Becker, Mayor; Patrick Barrett, Alderman; Scott Schaefer, Assistant City Administrator; Steve Meyer, Director of Public Works; Alexandra Knox, Administrative Assistant/Recording Secretary.

AMENDMENT OF AGENDA

None.

APPROVAL OF MINUTES

Mr. Jontry made motion to approve the April 10, 2019 minutes as presented. Mr. McDonald seconded. All in favor.

UNFINISHED BUSINESS

1. Review and recommendation of zoning regulations necessary or desirable relating to growing, testing and distributing cannabis for medicinal purposes.

City of Des Peres, Board of Aldermen

Mrs. Gwin gave a report of the subcommittee. The subcommittee unanimously agreed to advance the four (4) recommendations to the planning and zoning commission for review. The recommendations are; Recommendation #1: Define each of the 4 medical cannabis operations permitted under State law within our Zoning Code to establish a clear distinction between existing uses and cannabis uses. A. Medical Marijuana Cultivation Facility, B. Medical Marijuana Dispensary Facility, C. Medical Marijuana Infused Products Manufacturing Facility and D. Medical Marijuana Testing Facility.

Recommendation #2: Amend our Land-Use tables (Section 404.055) to account for each of the 4 permissible uses (which will only be allowed in C-1, PD-C, PD-MXD with dispensary facilities as a conditional use in C-2).

Recommendation #3: Established 300' location parameter from any church, school, daycare or public park including The Lodge, or any other medical cannabis operation. Hours of operation would be limited to 8:00am-10:00pm with a uniform delivery schedule of 8:00am-6:00M-F, with prohibited weekend deliveries. No drive-thru facilities will be allowed.

52 Recommendation #4: Explore our legal ramifications of imposing tighter restrictions for patient
 53 cultivations, which would limit up to 6 plants on private property for personal consumption, so
 54 long as the growing operation is contained within a facility that is enclosed, locked and equipped
 55 with security devices. This would also limit growing operations to the primary structure to
 56 prevent the abundance of accessory structures throughout residential areas.
 57 Mr. Oeltjen asked if our existing greenhouses could be producers.
 58 Mr. Meyer answered no, because they're in residential districts.
 59 Mr. Oeltjen asked why would deliveries be limited to M-F and prohibited on the weekend.
 60 Mr. Schaefer answered because the CUP would mirror many other CUPs in the City that limit
 61 deliveries to normal business hours. There is increased traffic on Manchester during weekend
 62 hours and we'd want to limit traffic congestion.
 63 Mr. Oeltjen pointed out he didn't think limiting delivery times to only week days made sense,
 64 because what if a distributor ran out of product, therefore putting a patient in danger or having to
 65 inconvenience them by driving elsewhere.
 66 Mr. Barringer made a motion to approve the amendments as presented. Mr. McDonald
 67 seconded. A roll call vote was taken.

RESULT:	APPROVED (ROLL CALL)
MOVER:	ROBERT BARRINGER, COMMISSION MEMBER
SECONDER:	BRYAN MCDONALD, COMMISSION MEMBER
AYES:	OELTJEN, GWIN, KENNEDY, MCDONALD, BARRINGER, JONTRY
NAYS:	
ABSTAIN:	BECKER, BARRETT
ABSENT:	AHRENS, PAWLOWSKI, STEVENS, MURA, MATHENY

68 **2. Petition for Site Plan approval at 13200 Manchester Rd.**
 69 Mark Doering, Doering Engineering
 70 Mr. Meyer gave a subcommittee report, since the subcommittee commissioners were absent.
 71 The subcommittee requested a lighting plan and a site plan showing pervious pavement. Mr.
 72 Mark Doering of Doering Engineering submitted both.
 73 Mr. Barringer asked what time trash collection would be, because the enclosure is at the end of
 74 the parking lot.
 75 Mr. Doering explained trash collection would be early morning before the rush of normal
 76 business.
 77 Mr. Jontry made a motion to approve the site plan as presented. Mrs. Gwin seconded. A roll
 78 call vote was taken.

RESULT:	APPROVED (ROLL CALL)
MOVER:	JIM JONTRY, COMMISSION MEMBER
SECONDER:	TERRIE GWIN, COMMISSION MEMBER
AYES:	OELTJEN, GWIN, KENNEDY, MCDONALD, BARRINGER, JONTRY
NAYS:	
ABSTAIN:	BECKER, BARRETT
ABSENT:	AHRENS, PAWLOWSKI, STEVENS, MURA, MATHENY

79 **NEW BUSINESS**

80 **1. Petition for Conditional Use Permit at 11656 Manchester Rd.**
 81 Wayne Pritchard, JP Fields West, LLC
 82 Wayne Pritchard, owner of JP Field West, LLC, explained they are proposing to occupy the
 83 former Fozzie's Sandwich Emporium and operate a small counter service restaurant that serves
 84 beer, wine and spirits and smokes BBQ. The restaurant is 1400 sqft and they are proposing to
 85 increase seating by 16 to have a total of 40 seats.
 86 Because of the increase in seating, a review of the parking requirements is needed. Chairman
 87 Oeltjen appointed Mr. Barringer, Mr. Kennedy and Mr. Pawloski to a subcommittee to review.

88 **2. Amendment of municipal sign code**
89 City of Des Peres, Planning and Zoning Commission
90 Because there weren't any members of the subcommittee present, Will Penney, City of Des
91 Peres Code Enforcement Officer gave an overview of what the sign committee has been
92 reviewing the last many months. He explained the sign committee changed regulations on
93 window signs and that content was the biggest issue – we cannot regulate content or color, only
94 if the content is obscene. The commission agreed to table the vote until members of the
95 subcommittee were present.

96
97 **3. Raingardens**
98 City of Des Peres, Planning and Zoning Commission
99 Roland Biehl, MSD gave a presentation on raingardens and how they are beneficial to the
100 environment and the preferred choice to mitigate stormwater runoff and are most times
101 mandated by MSD.

102
103 **BOARD OF ALDERMEN REPORT**

104 Mr. Barrett reported the Board anticipates a vote on the "Blattner Property" 641 N Ballas and
105 The Village Bar Distillery CUP on Monday, May 13.
106 The Board of Aldermen held an informational meeting regarding the Better Together proposal
107 on April 29. A representative of Better Together did not show up.
108 Better Together has withdrawn their proposal of the City-County merger.
109 The Secretary of State has closed their file on a complaint against Mr. Becker.

110
111 **SUBCOMMITTEE REPORT(S)**

112 The Architectural Review Committee will meet May 16 to discuss a façade update at 13008-
113 13016 Manchester Road.
114 Chairman Oeltjen revised the subcommittee members because of a vacancy to Mr. Barringer,
115 Mrs. Gwin and Mr. Matheny.

116
117 **OTHER ITEMS**

118
119 **ADJOURNMENT**

120 Mr. Barringer made a motion to adjourn. Mr. McDonald seconded. All in favor. Meeting was
121 adjourned at 8:40 PM.

122
123
124
125 _____
126 **Chairman John Oeltjen**

127
128 _____
Recording Secretary