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**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY, JUNE 19, 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	
Terrie Gwin	Commission Member	
Jim Kennedy	Commission Member	
Tony Pawloski	Commission Member	
Mitch Stevens	Commission Member	
Will Mura	Commission Member	
Tom Matheny	Commission Member	
Bryan McDonald	Commission Member	(absent)
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	(absent)

The following staff was also present: Mark Becker, Mayor; Ben Sansone, Alderman; Scott Schaefer, Assistant City Administrator; Steve Meyer, Director of Public Works; Alexandra Knox, Administrative Assistant/Recording Secretary; Chris Graville, City Counsel

**AMENDMENT OF AGENDA**

None.

**APPROVAL OF MINUTES**

Mr. Kennedy made motion to approve the May 8, 2019 minutes as presented. Mr. Stevens seconded. All in favor.

**UNFINISHED BUSINESS**

**1. Petition for Conditional Use Permit at 11656 Manchester Rd.**

Wayne Pritchard, JP Fields West, LLC

Mr. Barringer gave a report of the subcommittee meeting held May 29, 2019. The only issue with granting this CUP, is the parking calculation requirements. Per our zoning code, an increase in seating at J.P. Fields would require the development to have 205 parking spaces. The development currently has 144 parking spaces. There are two salons in the development that, per our zoning code, require 126 spaces (3 spaces per chair in each salon). Mr. Oeltjen asked how we allowed two salons in the development. Mr. Meyer explained that salons are not a conditional use and are allowed with only an occupancy permit.

Mr. Matheny asked what the hours will be of J.P. Fields. Mr. Pritchard answered the hours would be around 11am – midnight.

Mr. Graville explained that a variance granted by the Board of Adjustment would be required for parking.

Ted Martin, owner of the Shoppes at Tallbrooke, explained this development has adequate parking as it is, and has never been an issue. The salon owners were asked to submit a letter stating how many employees/chairs were filled at any given time. Govero Salons only has 10

52 stylists and 2 support staff working at a time, and Frenchie's only has between 5-7 employees  
53 during peak hours. Both said there was no need for 126 parking spaces between the two.  
54 Many neighboring municipalities have a parking space to square foot ratio, not a space to chair  
55 ratio.

56  
57 Mrs. Ahrens made a motion to approve the CUP for J.P. Fields West as presented, pending  
58 approval of a parking variance from Board of Adjustment and for the planning commission to  
59 review the zoning codes related to parking calculations. Mr. Matheny seconded. A roll call vote  
60 was taken. *Note: After further investigation by staff with guidance from City Counsel, this*  
61 *petition does not need to go to Board of Adjustment, just Board of Aldermen.*

<b>RESULT:</b>	<b>APPROVED (ROLL CALL)</b>
<b>MOVER:</b>	ANNA AHRENS, COMMISSION MEMBER
<b>SECONDER:</b>	TOM MATHENY, COMMISSION MEMBER
<b>AYES:</b>	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOSKI, STEVENS, MURA, MATHENY, BARRINGER
<b>NAYS:</b>	
<b>ABSTAIN:</b>	BECKER, SANSONE

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63 **2. Amendment of municipal sign code**  
64 City of Des Peres, Planning and Zoning Commission  
65 Ed Sluys, attorney at Curtis, Heinz, Garrett and O'Keefe, assisting with sign code modifications,  
66 was unable to attend. Sign code amendments to be postponed to July.

67  
68 **NEW BUSINESS**

69 **1. Petition for 3 lot subdivision at 2919 Old Dougherty Ferry Rd.**

70 Dan Heffington, obo Raeleen Heffington, property owner  
71 Mr. Heffington gave a backround of the property. This subdivision was previously approved for  
72 annexation as B-Residential and as a preliminary plan in August of 2011, but the Record Plat  
73 was never completed. Consequently, the subdivision process has to be restarted at the Sketch  
74 Plan stage.

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76 Mrs. Ahrens made a motion to approve the petition for 3 lot subdivision at 2919 Old Dougherty  
77 Ferry Rd. as presented. Mr. Kennedy seconded. A roll call vote was taken.

<b>RESULT:</b>	<b>APPROVED (ROLL CALL)</b>
<b>MOVER:</b>	ANNA AHRENS, COMMISSION MEMBER
<b>SECONDER:</b>	JIM KENNEDY, COMMISSION MEMBER
<b>AYES:</b>	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOSKI, STEVENS, MURA, MATHENY, BARRINGER
<b>NAYS:</b>	
<b>ABSTAIN:</b>	BECKER, SANSONE

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79 **2. Petition for boundary adjustment at 2716 Old Dougherty Ferry Rd.**  
80 Pitzman's Surveying Group, Inc. obo Steven and Victoria Benz, property owners  
81 Mr. Benz explained previous owner constructed a stone pond on what turned out to be the  
82 adjacent property, and Mr. Benz is now wishing to acquire 0.095 acres to correct that action.

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84 Mr. Matheny made a motion to approve the boundary adjustment at 2716 Old Dougherty Ferry  
85 Rd, as presented. Mr. Barringer seconded. A roll call vote was taken.

<b>RESULT:</b>	<b>APPROVED (ROLL CALL)</b>
<b>MOVER:</b>	TOM MATHENY, COMMISSION MEMBER
<b>SECONDER:</b>	ROBERT BARRINGER, COMMISSION MEMBER
<b>AYES:</b>	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOSKI, STEVENS, MURA, MATHENY, BARRINGER
<b>NAYS:</b>	
<b>ABSTAIN:</b>	BECKER, SANSONE

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**3. Petition for Accessory Structure (Solar Array) at 12922 Huntercreek Rd.**

RJP Electric obo Jerry Forster, property owner  
 Jerry Forster explained he hired Summer Solar to build a solar array in the rear of his home. He trusted the company would obtain the necessary permits from Des Peres and St. Louis County to do so. The solar array was intended to be smaller and approximately 2” off the ground. He explained, that is not what Summer Solar constructed; they constructed a 529sqft structure approximately 5’ off the ground also without permits.  
 Resident at 561 Huntercreek Ridge, also the spouse of Dougherty Lake trustee, explained the current structure is not what was approved by trustees. It was supposed to be small and unobtrusive.  
 Resident at 508 Winding Trail stood to express his disregard for the solar array. He asked why this violation hadn’t been taken to court yet and that it was not an accessory structure by our code. He said this array is very large and is the only thing he sees from his breakfast table.  
 Jessica Smart, Summer Solar, explained the company has been unable to come to an agreement with Mr. Forster and that it would be best for the company to uninstall the structure at no cost to the homeowner.  
 Mr. Stevens made a motion to deny the petition for accessory structure at 12922 Huntercreek Rd. Mr. Mura seconded. A roll call vote was taken.

<b>RESULT:</b>	<b>APPROVED (ROLL CALL)</b>
<b>MOVER:</b>	MITCH STEVENS, COMMISSION MEMBER
<b>SECONDER:</b>	WILL MURA, COMMISSION MEMBER
<b>AYES:</b>	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOSKI, STEVENS, MURA, MATHENY, BARRINGER
<b>NAYS:</b>	
<b>ABSTAIN:</b>	BECKER, SANSONE

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**BOARD OF ALDERMEN REPORT**

Alderman Sansone said Des Peres Park tennis courts improvements should begin soon. Sales Tax revenue at this time is 3% higher than this time last year. The Folds of Honor concert is June 29 at Des Peres Park from 5-7pm.

**SUBCOMMITTEE REPORT(S)**

Sign Committee – allowed a box sign at 12026 Manchester Road.  
 It was decided in the past, we would no longer allow box signs. After further discussion of the Planning Commission, the face will be able to be changed out on box signs, if the cabinet is in favorable condition.  
 Architectural Review – approve a façade update at the strip mall located at 13008-13036 Manchester Road.

121 **OTHER ITEMS**

122 1. Election of Officers – Mr. Stevens made a motion for the current officers to remain in their  
123 position. Mrs. Gwin seconded. Motion was approved by a voice vote.

124 Chairman – John Oeltjen

125 Vice Chairman – Anna Ahrens

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127 **ADJOURNMENT**

128 Mrs. Ahrens made a motion to adjourn. Mr. Stevens seconded. All in favor. Meeting was  
129 adjourned at 8:45 PM.

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134 **Chairman John Oeltjen**

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**Recording Secretary**

DRAFT