

**MINUTES
BOARD OF ALDERMEN
JUNE 26, 2023
DES PERES GOVERNMENT CENTER**

The Regular Meeting of the Board of Aldermen of the City of Des Peres, Missouri was held at the Des Peres Government Center, 12325 Manchester Road 63131, commencing at 7:01 P.M. on Monday, June 26, 2023.

ROLL CALL

The City Clerk took roll call with the following elected officials physically present: Alderman Barrett, Alderman Fitzpatrick, Alderman Kleinschmidt, Alderman Osherow and Alderman Pound. Mayor Becker was also present.

Alderman Concagh was absent with excuse.

Staff members present included the City Administrator, Assistant City Administrator, Director of Public Works, Director of Finance, Director of Public Safety, City Clerk and City Attorney.

Director of Parks and Recreation attended remotely via zoom.

All present rose for the Pledge of Allegiance.

WORK SESSION – Prior to the Regular Board of Aldermen Meeting, Discussion ensued regarding the status of all building projects and issues with Navigate Building Solutions:

- Street Garage Expansion Bids
- Government Center Renovations
- Proposal for Additional parking Lot of the Government Center/Des Peres Park
- Public Safety Building Expansion and Renovation

AMENDMENT TO AGENDA – Alderman Kleinschmidt requested R23-3969 be added (tabled at the June 12th Meeting) to New Business as line-item F.

PUBLIC HEARING

An Ordinance Rezoning a 6.45 Acre Tract of Land Located at 13431
Manchester Road from the Commercial “C-1” District to the Planned Development
Mixed Use (PD-MXD) District; Establishing Commercial to Planned Development
and Approving a Preliminary Development Plan Related Thereto

The City Clerk read aloud the following eleven Public Hearing Exhibits:

1. Notice of Public Hearing of June 26, 2023 advertised in the St. Louis Countian and Webster Kirkwood Times on May 19, 2023;
2. Notice of Public Hearing posted at the following locations: (1) Des Peres City Hall, (2) Des Peres Website on May 19, 2023
3. June 2023 Webster Kirkwood Times Newsletter addressing the Public Hearing on Magnolia Ridge scheduled for June 26, 2023.

4. Transmittal from the Planning & Zoning Commission addressed to the Mayor and Board of Aldermen summarizing a recommendation in favor of approving a Preliminary Development Plan for Magnolia Ridge which includes a Rezoning to PD-MXD
5. Magnolia Ridge Site Plan dated April 26, 2023 as recommended for approval by the Planning & Zoning Commission on May 10, 2023
6. Ordinance 2963 An Ordinance Amending Appendix C: Zoning District Regulations of the Municipal Code of the City of Des Peres, Missouri to Allow Multi-Family Uses in the Planned Development Mixed District (PD-MXD)
7. Transmittal From the Planning & Zoning Commission addressed to the Mayor and Board of Aldermen pertaining to the Zoning Text Amendments, Planned Development Mixed Multifamily Housing Considerations dated December 26, 2022
8. Transmittal from the Planning & Zoning Commission addressed to the Mayor and Board of Aldermen summarizing the Comprehensive Plan Amendment dated September 21, 2022.
9. 2015 Des Peres Comprehensive Plan
10. Internal Memo prepared by the office of the City Administrator dated July 11, 2022 pertaining to the Fiscal Impact of apartment uses
11. Municipal Code of the City of Des Peres

The 11 Public Hearing Exhibits were received and made a part of the record.

Assistant City Administrator, Scott Schaefer provided a slideshow presentation outlining the details of the zoning amendment and Magnolia Ridge Project.

Mayor Becker asked if anyone wished to comment.

Doug McCloskey, 1930 Barrett Station Road – expressed his concern about the traffic coming in and out of Magnolia Ridge Apartments onto Manchester and about the general volume of traffic on Manchester Road.

Dan Thies, President of Thies Group, gave a presentation on the development features and community features of Magnolia Ridge Apartments.

Joe Denny – asked if the presentation from the developer will be on the website. City Administrator Harms stated the presentation will be added to the website on the June 26 Board of Aldermen Agenda under the Public Hearing section.

Doug McCloskey – questioned the lower section and retaining wall.

Stranton Wicker – stated he is meeting with Randy Martis to discuss screening.

Diane Renda – questioned the pricing of each square foot unit.

Kristine Pitzer – 12327 Creekhaven – expressed her opposition of apartments in Des Peres.

Mr. Hessel – a representative of the Thies Group – stated Magnolia Ridge will do back ground checks on all perspective tenants and will not allow leasing to anyone other than tenant.

Jeanne Fluri – 1820 Gray Drive – sent an email before the Board Meeting, expressing her opposition on the Development of Magnolia Ridge.

Mary Ann Wagner - 35 Armat Court – sent an email before the Board Meeting, expressing she is not in favor of Ordinance B23-2995.