

1 **MINUTES**
2 **PLANNING AND ZONING COMMISSION MEETING**
3 **CITY OF DES PERES, MISSOURI**
4 **WEDNESDAY, JULY 8TH, 2020**
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 | |
| 15 | Tony Pawloski | Commission Member | |
| 16 | Will Mura | Commission Member | (absent) |
| 17 | Tom Matheny | Commission Member | |
| 18 | Bryan McDonald | Commission Member | |
| 19 | Rob Barringer | Commission Member | (absent) |
| 20 | Jim Jontry | Commission Member | |
| 21 | Molly Hartman | Commission Member | |
| 22 | Mayor Becker | Mayor | |
| 23 | Alderman Sansone | Aldermanic Rep | (absent) |

24
25 The following staff was also present: Alexandra Knox, Public Works Admin; Chris Graville, City
26 Attorney; Steve Meyer, Director of Public Works.
27

28 **AMENDMENT OF AGENDA**

29 N/A
30

31 **APPROVAL OF MINUTES**

32 Alex announced page 1 line 4 should read Wednesday January 8th 2020, rather than December.
33 Commissioner Ahrens moved to approve the minutes as amended, second by Commissioner
34 Gwin. Motion approved unanimously by voice vote.
35

36 **UNFINISHED BUSINESS**
37

38 **NEW BUSINESS**

39 Conditional Accessory Structure over 250 sqft @ 1031 Lindemann

40 Zoning: Residential F

41 Petitioner: Kyle O'Daniel, owner

42 Kyle O'Daniel took the podium to address the commission regarding his proposed 2-car
43 prefabricated steel garage that will be anchored to the structural pad. The proposed garage will
44 be 21'x19' (399sq. ft.)

45 Oeltjen stated in his 15 years on the commission, he doesn't believe P/Z has allowed a steel
46 structure. Is this structure going to be architecturally consistent with the principle structure on
47 the lot? Section 406.020 states "such accessory structures must be architecturally consistent in
48 design with the principal structure and constructed of materials and have exterior finishes
49 which are compatible and harmonious with those of the principal structure."
50

51 Mr. O'Daniel stated that the steel will be painted the same color and look nearly similar to the
52 main home.
53

54 Commissioner Jontry made a motion to send the petition to the architectural review board with
55 the authority to approve or deny said petition, seconded by Commissioner Matheny.

56 A roll call vote was then taken with the following results: Oeltjen, AYE; Ahrens, AYE; Gwin, AYE;
57 Kennedy, AYE; Pawloski, AYE; Matheny, AYE; McDonald, AYE; Jontry, AYE; Hartman, AYE;
58 Becker, ABSTAIN. Motion passed 9-0-1.
59

60 Petition for Subdivision and final record plat @ 2919 Old Dougherty Ferry Rd

61 Zoning: B- Residential

62 Petitioner: THD Design Group

63 Presenter: Dan Heffington, obo Raeleen Heffington, property owner

64 Dan Heffington explained this subdivision was previously approved for a preliminary plan in
65 August of 2011, but the Record Plat was never completed.
66

67 Consequently, the subdivision process had to be restarted at the Sketch Plan stage. It was
68 approved by the Planning & Zoning Commission in June 2019, but progress once again stalled as
69 the he had to get through MSD review and approvals.
70

71 He explained he's applying for approval of the sketch plan, record plat, and improvement plans.
72

73 Commissioner Matheny made a motion to approve the petition as presented, seconded by
74 Commissioner Ahrens. A roll call vote was then taken with the following results: Oeltjen, AYE;
75 Ahrens, AYE; Gwin, AYE; Kennedy, AYE; Pawloski, AYE; Matheny, AYE; McDonald, AYE; Jontry,
76 AYE; Hartman, AYE; Becker, ABSTAIN. Motion passed 9-0-1.
77

78 **STATUS REPORTS**

79 BOARD OF ALDERMEN REPORT

80 Mayor Becker informed the Commission that Administration is still trying to determine the
81 economic impact in sales taxes due to COVID-19. Since the 1970's Des Peres has had sales tax
82 interruption insurance through Lloyds of London for things such as natural disasters. We had
83 submitted a claim and the claim had been denied, so we've hired an attorney to be pursuing
84 this on our behalf.

85 The Board is considering upgrading audio/video equipment to allow future meetings be held
86 virtually on a more permanent basis.

87 Prop F, a ¼ of 1% sales tax for our fire department, will be on the ballot on August 4.

88 All concerts for the summer have been cancelled.

89 Lodge attendance is down due to COVID-19.
90 The City Hall abatement project and any projects not under contract prior to COVID-19 has
91 been delayed.
92 New body cameras are being discussed for our Public Safety officers.
93 Mayor Becker has sent a letter to Governor Parsons asking that a special session be held in
94 regards to Wayfair (sales tax on internet sales). We have an unfair advantage being one of only
95 two states in the country that does not receive sales tax on internet sales.

96

97 SUBCOMMITTEE REPORT(S)

98 I) Sign Committee – n/a

99 II) Fence Committee – n/a

100 III) Architectural Review – n/a

101

102 **OTHER ITEMS**

103 ANNUAL ELECTION OF CHAIR AND VICE CHAIRMAN

104 Commissioner Matheny moved to reappoint John Oeltjen as Chairman and Anna Ahrens as Vice
105 Chairman. Motion approved unanimously by voice vote.

106

107 ADJOURNMENT

108 Commissioner Jontry moved to adjourn the meeting, with a second by Commissioner Matheny.
109 Motion was approved by voice vote and the meeting was adjourned at 7:53 pm.

110

111

112

113 _____
Chairman John Oeltjen

114

115

116 _____
Recording Secretary