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**MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, AUGUST 14, 2019
7:00 PM**

10 **CALL TO ORDER**

11 Mr. Oeltjen called the meeting to order at 7:00 pm.

12 **ROLL CALL**

13 John Oeltjen	Commission Chair	
14 Anna Ahrens	Commission Vice Chair	
15 Terrie Gwin	Commission Member	
16 Jim Kennedy	Commission Member	
17 Tony Pawloski	Commission Member	(absent)
18 Mitch Stevens	Commission Member	
19 Will Mura	Commission Member	
20 Tom Matheny	Commission Member	
21 Bryan McDonald	Commission Member	
22 Rob Barringer	Commission Member	
23 Jim Jontry	Commission Member	
24 Molly Hartman	Commission Member	(absent)

25 The following staff was also present: Mark Becker, Mayor; Scott Schaefer, Assistant City
26 Administrator; Alexandra Knox, Administrative Assistant/Recording Secretary; Chris Graville,
27 City Counsel; Steve Meyer, Director of Public Works. Alderman Sansone was absent with
28 excuse.

29 **AMENDMENT OF AGENDA**

30 **APPROVAL OF MINUTES**

31 Chairman Oeltjen pointed out line 35 on page 1 should state "as amended".

32 Mrs. Ahrens made a motion to approve the minutes as amended. Mrs. Gwin seconded. All in
33 favor.
34

35 **UNFINISHED BUSINESS**

36 **1. Petition for Master Site Plan Amendment and Conditional Use Permit at 1131**

37 **Colonnade Center**

38 George Stock spoke about the proposed improvements at Colonnade Center and stated they've
39 made improvements based upon the comments on the subcommittees held 7/29 and 8/8. The
40 new proposed circulation pattern has been reviewed in detail and will not create additional traffic
41 impacts. There are 167 proposed parking spaces, 17 being for the new bank. Of the original 4
42 restaurants, 3 remain and are expected to remain tenants after the improvements. The
43 Colonnade will utilize the cross access agreement with Schnucks as an additional
44 ingress/egress. There are large islands that will be landscaped and there large mature trees as
45 a buffer for residential properties to the south of the Colonnade. The top of the building is
46 unable to be seen from the southern residential neighborhood.

47 Mr. Stevens asked if a traffic impact study on Schnucks had been completed. If there is a
48 significant increase in traffic flow, won't that present a safety issue?

49 Mr. Stock explained a right turn at a signalized intersection (Ballas/Schnucks) is preferred over
50 a left turn onto Manchester from the Colonnade Center.
51

52 Mr. Meyer explained the cross access is to allow for patrons to get from store to store without
53 having to exit the development onto Manchester. Think, Chesterfield Valley.

54 Mrs. Gwin stated there are stop signs in the Schnucks development, so motorists shouldn't be
55 speeding through and putting pedestrians in danger.

56
57 Chairman Oeltjen cautioned that although parking calculations under this proposal remain
58 compliant with code, future parking constraints may materialize as larger tenants come forward.
59 Chairman Oeltjen later expressed his commitment to working alongside future tenants in
60 resolving parking issues.

61
62 Mr. Stock pointed out that restaurant space at Colonnade has historically accounted for at least
63 13,000 sqft of the overall footprint, suggesting that the same should be available to
64 accommodate future restaurant uses upon completion of the renovations and construction of the
65 bank.

66
67 Mr. Schaefer reiterated that an excess of 71 parking spaces would be available based on the
68 proposed tenant mix provided the development is given approval. The applicant may also
69 consider pursuing a shared parking credit for an additional 19 spaces, reflecting a 20%
70 reduction in combined parking required. Mr. Schaefer later cited a zoning provision (410.020)(4)
71 stating that no occupancy permit shall be issued for a new use within an existing commercial
72 building or center unless the number of available spaces are per Section 410.015, B., or unless
73 the proposed use has a requirement for the same or lesser number of spaces as the old
74 use/merchant.

75
76 Brian Levine (Gershman) touched on the proposed architectural changes such as removing the
77 outdated gables and cupolas, raising parapet heights and reshingling the roofs on both
78 buildings. The back of the buildings will be painted, awnings will be placed along the rear, and
79 all abandoned electrical and conduit will be removed at the rear of the buildings and will be
80 cleaned up.

81
82 Ron Hampp (Icon Contracting) explained they will repair any undesirable brick and mortar, will
83 restring all electrical lines in the rear of the buildings and have them cleaned up.

84
85 There was much discussion on whitewashing vs painting, whether to tuck-point all existing brick
86 vs spot tuck-pointing, landscaping of the western property line, and exposed wires along the
87 rear of the western building.

88
89 After a brief recess to regroup, Mr. Stock claimed they'd agree to the following conditions:

- 90 1. Tuck-point the front of both buildings
91 2. Paint the buildings instead of whitewash
92 3. Work with Ameren to enclose all exposed wires and remove abandoned lines
93 4. Landscape the western property line
94

95 Mr. Kennedy made a motion to approve the site plan amendment with proposed conditions by
96 George Stock. Mr. Matheny seconded. A roll call vote was taken.

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

97
98 **2. Parking Calculation Regulations Discussion**

99 It was discovered under the current zoning regulations, minimum parking spaces required for
100 salon uses is based upon the number of chairs available inside the salon, rather than square
101 footage. The current regulations require 3 parking spaces be available per chair inside the
102 salon. Mr. Mura made a motion to recommend a zoning text amendment to modify our parking
103 formula for salons to require 5 parking spaces per 1,000 sqft of gross floor area. Mr. Stevens
104 seconded. A roll call vote was taken.

RESULT:	APPROVED (ROLL CALL)
MOVER:	WILL MURA, COMMISSION MEMBER
SECONDER:	MITCH STEVENS, COMMISSION MEMBER
AYES:	OELTJEN, AHRENS, GWIN, KENNEDY, MURA, STEVENS, MATHENY, MCDONALD, BARRINGER, JONTRY
NAYS:	
ABSTAIN:	BECKER

105 **3. Improvement Plans for Blattner Farm at 641 N Ballas – Pentrex Development**

106 Mr. Meyer presented the improvement plans for Blattner Farm. He explains the plans are
107 adequate according to staff, with the exception of a pointed fence on top of retaining walls. Per
108 ordinance, the planning commission is required to approve improvement plans, so the
109 developer may continue.

110 Mr. Stevens made a motion to approve improvement plans pending revision of fence. Mr.
111 Barringer seconded. A roll call vote was taken.

RESULT:	APPROVED (ROLL CALL)
MOVER:	MITCH STEVENS, COMMISSION MEMBER
SECONDER:	ROB BARRINGER, COMMISSION MEMBER
AYES:	OELTJEN, AHRENS, GWIN, KENNEDY, MURA, STEVENS, MATHENY, MCDONALD, BARRINGER, JONTRY
NAYS:	
ABSTAIN:	BECKER

112 **NEW BUSINESS**

113
114 **1. BOARD OF ALDERMEN REPORT**

115 Mayor Becker gave the Board of Aldermen report from August 12. The Board approved a CUP
116 and liquor license for J.P. Fields West at 11656 Manchester Road.

117 The Board also approved legislation for medical marijuana with a 1000 foot buffer between
118 schools, churches and daycare centers.

119
120 **2. SUBCOMMITTEE REPORT(S)**

121 a) Sign Committee – n/a

122 b) Fence Committee – The fence committee recommended a text amendment to the current
123 zoning fencing code. Section 406.010 E 5 of our Municipal Code will be modified as follows:

