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**DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, APRIL 10, 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 Pawlowski	Commission Member	
18	Mitch Stevens	Commission Member	
19	Will Mura	Commission Member	(arrived at 7:17)
20	Tom Matheny	Commission Member	
21	Bryan McDonald	Commission Member	
22	Rob Barringer	Commission Member	(absent)
23	Jim Jontry	Commission Member	

24 The following staff was also present: Kevin O’Keefe, City Attorney; Mark Becker, Mayor; Patrick
25 Becker, Alderman; Steve Meyer, Director of Public Works; Alexandra Knox, Administrative
26 Assistant/Recording Secretary.

27 **AMENDMENT OF AGENDA**

28 Amended agenda to move item number 1 to item number 3, due to Commissioner Mura being
29 late. All in favor.

30 **APPROVAL OF MINUTES**

31 Mr. Matheny made a motion to approve the minutes for March 13, 2019, Mr. McDonald
32 seconded. All in favor.

33 **UNFINISHED BUSINESS**

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

36 City of Des Peres, Board of Aldermen

37 Mrs. Ahrens gave a short summary of the subcommittee meeting held 3/26/19. She pointed out
38 local governments don’t have much say whether or not cannabis can be allowed in their
39 jurisdiction. They’d only have regulations in regards to distance from schools and churches, as
40 well as, signage. Mrs. Ahrens claims the subcommittee is leaning towards treating medicinal
41 cannabis the same as an “adult business” and has favored restricting medical marijuana
42 operations to commercial districts, which would ban the placement of facilities in residential
43 areas. Our two greenhouses are in residential areas.

44 She stated Des Peres Public Safety will be in attendance at the next subcommittee meeting,
45 scheduled for 4/16/19.

46 To be a medical cannabis provider, a physician, NP, etc. would need to be licensed by permit by
47 the state, which the City has no control over.

50 Mr. Meyer pointed out there are 4 types of facilities to discuss – growing, testing, manufacturing
51 of edibles, etc.; and dispensaries. The state has allocated 192 dispensary licenses throughout
52 Missouri, 24 of which being in St. Louis County. Des Peres could have a dispensary, or not.
53 The next subcommittee meeting is scheduled for 4/16/19 at 4:00 pm.

54

55 **2. Petition for Site Plan approval at 13200 Manchester Rd.**

56 Petition remains tabled. Petitioner did not submit revised plans.

57

58 **3. Petition for Conditional Use Permit at 12247 Manchester.**

59 Mr. Mura said the subcommittee met March 28, 2019 and April 3, 2019 to discuss the
60 Conditional Use Permit at The Village Bar. The subcommittee recommended approval to the full
61 commission.

62 Mr. Mark Disper highlighted some concerns the subcommittee had raised previously. The
63 turning radius is adequate and will not disrupt the flow of traffic in the parking lot. The number
64 of parking spaces meets the requirements of the City. He claimed he purchased the
65 neighboring property in January 2019 and there is a walkway between the two lots. There were
66 previous concerns from residents that the lighting was too bright, or too dim – Mr. Disper
67 submitted his lighting plan, which is not offensive to the park and is adequate to Des Peres
68 standards.

69 The new addition to the barn will include 2 stills, one 500 gal and one 200 gal, with storage bins
70 on the first floor. There will be no odor or noise from the operation. He states there will be a
71 glass wall between the event space and stills with no direct access to customers. Waste
72 materials will be stored in totes, capped and taken away on trucks.

73 Mr. McDonald asked how many stills there were and how many gallons they produce.

74 Mr. Disper answered two stills, one 500 gallon, one 200 gallon.

75 Mr. McDonald asked if the capacity changes with different alcohol being distilled?

76 Mr. Disper answered no, because distillation of spirits is capped at 20,000 proof gallons per
77 year per the requested Conditional Use Permit.

78 Mr. Mura said the subcommittee is comfortable with all requirements put in the Conditional Use
79 Permit.

80 Mr. Oeltjen asked about the safety of the park and if that was discussed.

81 Mr. Mura said Des Peres Chief Hall, and Fire Marshall have reviewed plans and are in favor of
82 the design and manufacturing specifications.

83 Mr. McDonald asked if delivery times will affect traffic on Manchester with parents and
84 guardians dropping children off to school and going to work.

85 Mr. Disper claimed not any more than the existing businesses along Manchester.

86 Mr. Oeltjen asked what makes this an accessory use?

87 Mr. Clithero (Lathrop Gage, Atty) stated Des Peres zoning code language makes sure craft
88 distilleries and microbreweries remain solely an accessory use. The accessory use cannot
89 grow larger than the business.

90 Mr. Oeltjen asked what is the square footage of the barn in relation to the bar?

91 Mr. Disper said the barn is approximately 63% of what the bar is.

92 After no further discussion Mrs. Ahrens made a motion to approve the Conditional Use Permit
93 as it applies to The Village Bar.

RESULT:	APPROVED (ROLL CALL)
MOVER:	ANNA AHRENS, COMMISSION VICE CHAIR
SECONDER:	TERRIE GWIN, COMMISSION MEMBER
AYES:	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOWSKI, MURA, MATHENY, JONTRY
NAYS:	STEVENS, MCDONALD
ABSTAIN:	BECKER, BARRET

95 **NEW BUSINESS**

96 None

97

98 **BOARD OF ALDERMEN REPORT**

99 Mr. Barrett said the Board of Aldermen are holding a Public Information Meeting on
100 Proposed City-County Merger April 29, 2019 at 7:00pm at The Lodge. Capacity is
101 about 250.

102 "The Blattner Property" (641 N. Ballas) 1st reading was April 8th. The public hearing and
103 second reading is April 22nd, 2019.

104

105 **SUBCOMMITTEE REPORT(S)**

106 The sign committee is meeting at 2pm, Thursday April 18, 2019 to hopefully wrap up sign code
107 modifications to present to the full commission in May.

108 The fence committee will be meeting soon after the sign code committee wraps up.

109

110 **OTHER ITEMS**

111

112 **ADJOURNMENT**

113 Mrs. Ahrens made a motion to adjourn. Mr. Kennedy seconded. All in favor. Meeting was
114 adjourned at 8:06 PM.

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Chairman John Oeltjen

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123 **Recording Secretary**