

**MINUTES**  
**DES PERES PLANNING & ZONING COMMISSION**  
**April 13<sup>th</sup>, 2016**  
**DES PERES GOVERNMENT CENTER**

The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, April 13<sup>th</sup>, 2016. Chairman Oeltjen called the meeting to order at 7:00 PM.

**ROLL CALL**

Staff support took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chair Anna Ahrens, Terrie Gwin, Jim Kennedy, Mark Ahrens, Tony Pawloski, John Gnagi, and Jane Langa. Also present were Mayor Lahr, City Attorney Kevin O'Keefe, City Administrator Doug Harms and Director of Public Works Steve Meyer.

**APPROVAL OF MINUTES**

Commissioner Gnagi stated that on page 2 line 17, Mr. Stock stated that they anticipated approval in 60 days. Commissioner Pawloski stated that on page 3, line 16, capital was spelled incorrectly, it should be capitol.

Commissioner Mark Ahrens moved to approve the December 9<sup>th</sup>, 2015 Minutes as presented with corrections. Commissioner Langa seconded the motion. A voice vote was unanimous and the Minutes were approved.

**AMENDMENT OF THE AGENDA**

Chairman Oeltjen stated that the agenda has been amended to add a report by Commissioner Langa on Floodplain Mapping following the Status Report.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Petition for Boundary Adjustment at 13301 Manchester Rd – Des Peres Pointe**

Petitioner: Joel Montgomery, Horn Lake Properties

Joel Montgomery addressed the Commission stating that they are currently in the process of refinancing and he is interested in consolidating the plats shown, for purposes of cleaning up the site plan and title.

Commissioner Kennedy made a motion to approve the Boundary Adjustment for Des Peres Pointe, Commissioner Langa seconded the motion.

A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M. Ahrens, aye; Pawloski, aye; Gnagi, aye; Langa, aye; Mayor Lahr, aye. 9 aye.

**Petition for Approval of Final Plan and Improvement Plans – Brighton Heights Subdivision**

Petitioner: JH Berra Land Development, McBride & Sons

Mr. Ed Griesedick, attorney representing the petitioner, addressed the Commission and stated that the Brighton Heights Subdivision has received all of the third party approvals, including MSD, and that the subdivision is consistent with city ordinances, subdivision regulations, and no changes have been made to the preliminary plat that was approved. Mr. Griesedick stated that they are proposing nineteen homes on twelve acres, and are providing large common ground, detention areas, and the project either meets or exceeds landscaping requirements.

Commissioner Anna Ahrens asked for a brief explanation of the watershed. Mr. Buehrle, stated that the water from the southeast direction would flow to Basin A, and water from the northwest direction to Basin B.

Commissioner Kennedy stated his concern with the level of protection his property would have with a 20% drop in the slope. Mr. Griesidieck stated that the water would be captured by the swale, and there would be rocks to slow down the water as shown on the SWPP Plan.

Mr. Griesidieck stated that the existing inlets are at capacity, 6-7 inlets will remain along with the new inlets. All of the inlets have been approved by MSD.

Chairman Oeltjen asked how they would maintain the retaining wall on the south side of the property. Mr. Griesidieck stated that there were sufficient easements to get to the wall.

Commissioner Kennedy stated that on Plan L-1, he'd like to see tree #236 removed. Mr. Hicks, with Berra Land, stated that they would work something out.

Mr. Meyer stated that he was working with the application on the curb ramp location and the proposed parking location for the conservation area.

Chairman Oeltjen asked if there would be signs for the Conservation Area. Mr. Harms stated that there would be a sign at the site of the park, but no directional signs.

Commissioner Gnagi asked what type of fencing was proposed, and reminded the applicant that it had become a standard to have a smooth top to protect the wild life.

Mr. Hicks stated that they wouldn't have picket fences, and would make that a part of the subdivision indentures.

Commissioner Anna Ahrens asked who will establish the trails. Mr. Harms stated that the Conservation Area will build the trails, and the City will create the parking area and maintain the park.

Commissioner Kennedy inquired about the blasting notifications and inspections. Mr. Griesdieck stated that the goal is to not do any blasting, and based on the test holes they have they don't think they will have to.

Commissioner Anna Ahrens made a motion to approve the Final Record Plat and Development Plans subject to approval by Staff regarding the parking for the conservation area and curb ramp locations. Commissioner Mark Ahrens seconded the motion.

A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, nay; M. Ahrens, aye; Pawloski, aye; Gnagi, aye; Langa, aye; Mayor Lahr, abstain. 7 aye, 1 nay, 1 abstain.

### **Review of Proposed Changes to the Zoning Chapter**

Petitioner: PGAV

Mr. Brancaglione addressed the Commission and stated that moving forward from the Comprehensive Plan update he would be making recommendations on changes to the zoning code. Mr. Brancaglione stated that the memo that the Commission received recommends that the district regulations first be restructured, using a land use matrix and containing the regulations to one section.

Mr. Brancaglione stated that the code is very repetitious particularly through the district regulations, and that the term "special use" and "conditional use" permit are interchanged.

Mr. Brancaglione stated that he would begin working on an outline on restructuring the chapters. Chairman Oeltjen stated that it was a goal of the Commission to have this completed by the end of the year. Mr. Brancaglione stated that a more realistic time frame would be at least a year.

Chairman Oeltjen appointed Vice Chairman Anna Ahrens, Commissioner Kennedy, Commissioner Gwin, Commissioner Langa, Commissioner Stevens and himself to the Zoning Restructure Committee. Chairman Oeltjen asked that the outline be submitted to staff in the next sixty days and then a meeting scheduled.

## **Review of Proposed Changes to the F Residential Setback Requirements**

Petitioner: Staff

Chairman Oeltjen asked for a brief explanation from staff on the proposed changes. Mr. Meyer stated that just a year ago the zoning code was changed for the F district following a request from the Board of Adjustment. The original setback for the district was eight feet, and the code was changed after several variances were granted to 10% of the lot width. Following the change it was found that the code became more restrictive for properties with 100' lots. Staff is now requesting that the code be updated to 10% of the lot width but not to exceed 8ft.

Commissioner Gwin made a motion to approve the changes to the F zoning district per staff recommendations, Commissioner Mark Ahrens seconded the motion.

A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M. Ahrens, aye; Pawloski, aye; Gnagi, aye; Langa, aye; Mayor Lahr, aye. 9 aye.

### **STATUS REPORT**

Mayor Lahr stated that since the last meeting Regions Bank was approved by the Board of Aldermen, a three year strategic plan effort is underway, and a new fire truck was purchased. Mayor Lahr also stated that the Public Safety Department received their Certification through the Missouri Police Chief's Association.

Commissioner Gwin asked if there were any updates on the Reliance Bank/Starbucks project. Mayor Lahr stated that the court case was completed and it was sent to a Special Master who will make a determination before sending it to the judge.

### **SPECIAL REPORT**

Commissioner Langa addressed the Commission to briefly explain her experience with FEMA and applying for a Letter of Map Amendment. Commissioner Langa stated that in the first half of 2015, homes in her area received flood insurance notices following an update to Floodplain Map that became official on February 4<sup>th</sup> of that year, placing those homes in a floodway. Commissioner Langa stated that flood insurance ranged anywhere from \$400-\$1600 every year for existing homes, and up to \$2500 for new homes. Commissioner Langa stated that seventeen homes have applied for a LOMA, which is approximately a nine month process and costs the homeowner several hundreds of dollars.

Steve Meyer stated that FEMA was using older data and ten foot contours, and changed it to two foot contours in 2015. These changes do not take into effect redevelopment.

## **ADJOURNMENT**

Commissioner Langa moved to adjourn the meeting. Commissioner Anna Ahrens seconded the Motion. Motion was approved by voice vote. The meeting was adjourned at 8:52 pm.

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John Oeltjen, Planning & Zoning Chairman