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MINUTES
DES PERES PLANNING & ZONING COMMISSION
May 11th, 2016
DES PERES GOVERNMENT CENTER

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The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, May 11th, 2016. Chairman Oeltjen called the meeting to order at 7:02 PM.

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ROLL CALL

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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, William Mura and Jane Langa. Also present were Mayor Lahr, City Attorney Kevin O’Keefe, and Director of Public Works Steve Meyer.

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APPROVAL OF MINUTES

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Commissioner Gnagi stated that on page 3 line 36, there was an additional “a” following the word more. Commissioner Pawloski stated that under Approval of Minutes the wrong capital was referenced. Commissioner Langa stated that on page 4 line 36, it should read original homes not existing homes.

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Commissioner Gnagi moved to approve the April 13th, 2016 Minutes as presented with corrections. Commissioner Langa seconded the motion. A voice vote was unanimous and the Minutes were approved.

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AMENDMENT OF THE AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Petition for Subdivision – 791 N. Ballas

Petitioner: Nick Luizza, NJL Custom Homes

Mr. Luizza addressed the Commission requesting that the lot at 791 N Ballas be split creating two lots, both conforming to the zoning regulations. Mr. Luizza stated that one lot will have access through the private lane, and the other would have access through Ballas Road.

1 Chairman Oeltjen asked if the project would require MSD approval. Mr. Luizza stated
2 that the lot was less than one acre and would not need to be reviewed by MSD.

3
4 Chairman Oeltjen stated that the Commission at one time was looking into possible
5 modifications to the code regarding impervious surfaces and asked Mr. Meyer if there
6 were any potential issues that would arise with building two homes at this location. Mr.
7 Meyer stated that there was not.

8
9 Mr. Luizza stated that he built a home in 2014 at 793 N Ballas, and at the time paved the
10 private lane and created a maintenance agreement for the homes on the lane.

11
12 Commissioner Anna Ahrens asked if the existing home at 791 N Ballas was a part of that
13 maintenance agreement. Mr. Luizza stated that they were and they would continue to
14 be following the construction of the new home.

15
16 Mr. Meyer added that since Ballas Road was owned and maintained by St. Louis County,
17 their approval is needed.

18
19 Commissioner Mura made a motion to consider the Petition for Subdivision as a Minor
20 Subdivision, Commissioner Mark Ahrens seconded the motion.

21
22 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M.
23 Ahrens, aye; Pawloski, aye; Gnagi, aye; Mura; aye Langa, aye; Mayor Lahr, abstain. 9 aye;
24 1 abstain.

25
26 Commissioner Mura made a motion to approve the Preliminary Plat for the Minor
27 Subdivision as 791 N Ballas, Commissioner Mark Ahrens seconded the motion.

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29 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M.
30 Ahrens, aye; Pawloski, aye; Gnagi, aye; Mura; aye Langa, aye; Mayor Lahr, abstain. 9 aye;
31 1 abstain.

32
33 **Petition for Subdivision – Springdale Subdivision**

34 Petitioner: Vanderbilt Homes

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36 Gabe Dubois, designer with THD Design, stated that he was representing Vanderbilt
37 Homes, and they were seeking consideration for Minor Subdivision, and approval of
38 their Preliminary Plat. Mr. Dubois stated that the proposed properties are comparable
39 to the other surrounding lots, and that the custom home renderings presented in the
40 power point could change.

41
42 Commissioner Langa stated that the driveways on the plan provided and those shown
43 during the power point presentation were different. Mr. Dubois stated that there may

1 be some changes but the homes will have the same footprint and setbacks as provided
2 in the preliminary plat.

3
4 Mr. Dubois stated that proposed lots either meet or exceed all zoning regulations for
5 the district, and they are not anticipating any issues with MSD.

6
7 Chairman Oeltjen stated that Vanderbilt Homes presented to the Commission in 2015
8 seeking approval of a four lot subdivision that was met with opposition, and under the
9 recommendation of the Commission has returned with a new plan.

10
11 Chairman Oeltjen asked if any trees would be removed. Mr. Dubois stated that one or
12 two trees may be removed in the front, but the site would still meet landscaping
13 requirements.

14
15 Mr. Aimerito, 12512 Springdale Lane, asked if they would be re-grading all of the lot or
16 just the area for the home. Mr. Dubois stated that they'd be doing little to change the
17 topography outside of the home footprint, and wouldn't be altering the rest of the lot.

18
19 Commissioner Anna Ahrens asked if there was a maintenance agreement. Mr. Dubois
20 stated that there wasn't one in place but they would be open to it.

21
22 Mr. Meyer stated a letter in opposition of the project was received by Staff from Mr.
23 Kamakas, a resident of the Dexter Hills subdivision, referencing water drainage issues.

24
25 Commissioner Kennedy made a motion to consider the Petition for Subdivision as a
26 Minor Subdivision. Commissioner Langa seconded the motion.

27
28 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M.
29 Ahrens, aye; Pawloski, aye; Gnagi, aye; Mura; aye Langa, aye; Mayor Lahr, abstain. 9 aye;
30 1 abstain.

31
32 Commissioner Kennedy made a motion to approve the Preliminary Plat for the Minor
33 Subdivision for Springdale Subdivision. Commissioner Langa seconded the motion.

34
35 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye; M.
36 Ahrens, aye; Pawloski, aye; Gnagi, aye; Mura; aye Langa, aye; Mayor Lahr, abstain. 9 aye;
37 1 abstain.

38
39 **Petition for Conditional Use Permit & Site Plan Review – The Village Bar**

40 Petitioner: Chuck Kirberg, Village Bar LLC; Mark Disper

1 Mr. Mark Disper addressed the Commission requesting approval of a Conditional Use
2 Permit for the Village Bar. Mr. Disper stated that it is their goal to preserve the heritage
3 of the Village Bar and restore it to what it once was.

4
5 Mr. Disper stated that they would be removing a parking space to create a patio and
6 adding 15-18 chairs, they would also be expanding into the space formerly occupied by
7 the Wig Shop.

8
9 Mr. Disper stated that a structural engineer has inspected the barn, and it is their
10 intention to convert the barn into an open air event space. He added that they would
11 not be serving food to the area, but would allow catering. Mr. Disper stated that in
12 addition to these changes they have already begun clearing out the huckleberry along
13 the fence line, and reconfigured the parking lot.

14
15 Commissioner Anna Ahrens asked what the plan was for the space formerly occupied by
16 the Flag Shop. Mr. Disper stated that there was already some interest, but would likely
17 be rented out as retail or office space.

18
19 Chairman Oeltjen asked if they had discussed a cross access parking agreement with the
20 adjoining property. Mr. Disper stated that they have discussed it, but was waiting to see
21 if it would be necessary.

22
23 Chairman Oeltjen stated that this will be sent to subcommittee to review the parking
24 ratio concerns that were addressed in Mr. Meyer's staff report, as well as fencing and
25 lighting. Chairman Oeltjen appointed Commissioners Gwin, Kennedy and Egertson with
26 Commissioner Gnagi as an alternate to the subcommittee. Mr. Meyer added that Public
27 Safety would also be reviewing the plans prior to subcommittee.

28 29 **Review of Proposed Amendment to Zoning Code regarding Escrow Agreements**

30 Petitioner: Staff

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32 Chairman Oeltjen asked for a summary on the proposed changes. Mr. Meyer stated that
33 in 2005 the City adopted language changing the amount the City could hold in escrow
34 for subdivisions from 20% to 5%, however the Sample Agreement attached to the
35 ordinance still reflects that the City would hold to 20%.

36
37 Commissioner Anna Ahrens asked that this item be tabled until the following meeting
38 so the Commission may review it further.

39 40 **STATUS REPORT**

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42 Mayor Lahr stated that the first Summer Concert will be held June 10th in the park.
43

1 Mr. Meyer stated that construction has started again at Rosalitas.

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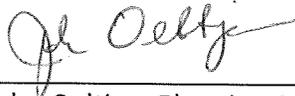
4 **ADJOURNMENT**

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6 Commissioner Kennedy moved to adjourn the meeting. Commissioner Gwin seconded the
7 Motion. Motion was approved by voice vote. The meeting was adjourned at 7:54 pm.

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John Oeltjen, Planning & Zoning Chairman

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