

1
2
3
4
5
6
7
8
9

MINUTES
DES PERES PLANNING & ZONING COMMISSION
June 8th, 2016
DES PERES GOVERNMENT CENTER

10
11
12
13
14
15
16
17

The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, June 8th, 2016. Chairman Oeltjen called the meeting to order at 7:00 PM.

18
19

ROLL CALL

20
21
22
23
24
25
26
27

Staff support took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chair Anna Ahrens, Terrie Gwin, Jim Kennedy, Tony Pawloski, John Gnagi, Mitch Stevens, William Mura and Jane Langa. Commissioner Egertson arrived at 7:05pm; Commissioner Mark Ahrens arrived at 7:19pm. Also present were Alderman Pound, City Attorney Kevin O’Keefe, and Director of Public Works Steve Meyer.

28
29

APPROVAL OF MINUTES

30
31
32
33
34
35
36

Commissioner Gnagi stated that on page 2 line 17, there should be “their”. Commissioner Gnagi stated that on page 3 line 20, he’d like the word “they’d” to be changed to “they would”.

37
38
39
40
41
42

Commissioner Stevens moved to approve the May 11th, 2016 Minutes as presented with corrections. Commissioner Langa seconded the motion. A voice vote was unanimous and the Minutes were approved.

AMENDMENT OF THE AGENDA

Mr. Meyer requested that agenda item B under Old Business, be moved to item A.

Chairman Oeltjen added Committee Reports under Status Updates.

OLD BUSINESS

Review of Proposed Amendment to Zoning Code regarding Escrow Agreements

Petitioner: Staff

Mr. Meyer stated that in 2005 the City adopted language changing the amount the City could hold in escrow for subdivisions from 20% to 5%, however the Sample Agreement attached to the ordinance still reflects that the City would hold to 20%. Mr. Meyer added that the City has been in compliance with the ordinance, and that the amendment presented was a housekeeping measure.

1 Commissioner Gnagi stated that the title of City Engineer falls under the position of the
2 Director of Public Works, and it should be changed to remain consistent throughout the
3 Code.

4
5 Chairman Oeltjen stated that this could be reviewed during the code update.

6
7 Mr. O’Keefe stated that the Commission could choose to eliminate the form letter
8 altogether.

9
10 Commissioner Mura stated that he would prefer to keep the letter to prevent future
11 applicants from using their own language. Chairman Oeltjen agreed.

12
13 Commissioner Gnagi stated that on page two the utility agencies were listed but needed
14 to be updated. Mr. Meyer stated that some of the utilities do work under a DBA.
15 Commissioner Langa asked if the utilities needed to be listed individually.

16
17 Chairman Oeltjen stated that the form could be changed to comply with state statutes
18 and the Commission could later review the language.

19
20 Commissioner Mura made a motion to amend the Sample Agreement Letter under
21 Section 405.120 of Appendix B, Commissioner Gwin seconded the motion.

22
23 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye;
24 Pawloski, aye; Gnagi, aye; Stevens, aye; Langa, aye; Mura, aye; Egertson, aye; Alderman
25 Pound, abstain. 10 aye;1 abstain.

26
27 **Petition for Conditional Use Permit & Site Plan Review – The Village Bar**

28 Petitioner: Mark Disper, The Village Bar LLC

29
30 Chairman Oeltjen asked Mr. Meyer if applicant met the submittal deadline of June 1st,
31 Mr. Meyer stated he did not. Chairman Oeltjen asked if the plans that were presented as
32 of June 8th were complete, Mr. Meyer stated they were not.

33
34 Mr. Disper stated that he received the staff report on Monday and responded to every
35 point on Tuesday. Mr. Disper stated that he believed his responses were emailed to the
36 Commission.

37
38 Commissioner Kennedy asked what time trash would be picked up. Mr. Disper stated
39 trash would be picked up at 8am.

40
41 Chairman Oeltjen asked for the width of the parking spaces. Mr. Rodriguez, architect
42 with Mesa Design, replied that the parking spaces were 9 ft wide and 18 feet deep.

1 Chairman Oeltjen asked if there was a landscaping plan. Mr. Disper stated that there
2 was not. Commissioner Gwin stated that at the subcommittee meeting she was under
3 the impression that there would be new trees planted. Chairman Oeltjen stated that the
4 Commission would need a graphic representation of their plan, providing a list of what
5 shrubs, brushes and trees would be planted, as well as demonstrate what trees would
6 remain and which trees would be eliminated.

7
8 Commissioner Stevens stated that the Commission needs to acknowledge that while
9 patrons of the Village may enjoy the view of the park, the residents using the park may
10 not want to see the back of a business. Mr. Disper stated that the City recommended
11 that they install two gates at the fence. Mr. Meyer corrected Mr. Disper, stating that
12 was a recommendation by the committee not by the City.

13
14 Commissioner Stevens asked what the required buffer was and what was being
15 presented. Mr. Meyer stated that a 25 foot buffer was required for re-development, and
16 they are presenting a ten foot buffer. Commissioner Stevens asked if they could cut
17 down on the parking spaces to increase the buffer. Mr. Disper stated that if they did
18 they could not meet the parking requirements.

19
20 Commissioner Gwin asked if there could be a shared parking agreement with the
21 adjoining property. Mr. Disper stated that based off his parking calculations, the
22 agreement wouldn't be necessary. Mr. Meyer added that the City used parking
23 calculations for a restaurant as opposed to a bar, as they were less stringent, using the
24 bar seating formula, an additional ten spaces may be required.

25
26 Mr. Disper stated that they could tear down the barn to accommodate for parking, but
27 they are trying to preserve as much as they can.

28
29 Commissioner Mura asked if they would be installing a privacy fence. Mr. Disper stated
30 that due to the topography there wouldn't be much use of one, as you could still see
31 over it.

32
33 Commissioner Kennedy asked if the only lighting would be on the barn. Mr. Disper
34 stated that there was one pole on the north end.

35
36 Commissioner Anna Ahrens stated that the City was calculating the parking as to that of
37 a restaurant. She asked if the menu would now be more consistent with a restaurant.
38 Mr. Disper stated that the menu would have some updates. Commissioner Langa asked
39 if the kitchen was expanding. Mr. Disper stated that the kitchen was staying the same
40 but they would be updating some of the kitchen equipment so they could become more
41 efficient.

1 Mr. Meyer stated that there have been a number of submittals, and the project has
2 been very piece meal from the beginning. Mr. Meyer stated for example that the City
3 has requested a lighting study on May 2, May 12 and May 18, and that while a study was
4 submitted staff was told to ignore it and another would be presented. Mr. Meyer stated
5 that the first light plan was submitted earlier that day, but was not sealed, and listed a
6 disclaimer stating that the plan was not a professional engineered drawing. Mr. Meyer
7 stated that the study should include the one hundred feet beyond the property line per
8 the ordinance, and this was not shown.

9
10 Mr. Meyer stated that the City has requested for a memo or letter from the applicant
11 detailing the project, the expansion of the business and the usage of the barn, and the
12 requests have been ignored. Mr. Meyer stated that their licensed architect should be
13 following the procedures and requirements of the site plan as listed in the ordinance.
14 Mr. Meyer added that he is tasked by the Board of Aldermen to enforce the ordinances,
15 so has repeatedly asked the applicant to put his proposal and justifications of not
16 adhering to the buffer requirements, and this request has been ignored.

17
18 Mr. Disper stated that he will get the narratives to staff, and apologized for the light
19 study, but he would get the stamped plans showing the 100 feet.

20
21 Commissioner Stevens made a motion to have the petitioners return to subcommittee
22 for further review, Commissioner Langa seconded the motion.

23
24 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Kennedy, aye;
25 M.Ahrens, aye; Pawloski, aye; Gnagi, aye; Stevens; aye; Langa; aye; Mura, aye; Egertson,
26 aye; Alderman Pound, abstain. 11 aye;1 abstain.

27
28 Commissioner Kennedy asked if the petitioner had received the comments from the
29 Public Safety Department. Mr. Disper stated they had and have agreed to implement all
30 of the recommendations.

31
32 Chairman Oeltjen asked that the Sign Committee be invited to the sub meeting to
33 review the proposed changes and locations of the signs.

34
35 Commissioner Stevens stated that the sidewalk in front of the building was also
36 mentioned in the staff report. Mr. Disper stated that they would replace the sidewalk to
37 MODOT standards.

38
39 Commissioner Mura asked what needed to be reviewed to determine if the 25 foot
40 buffer should be waived. Commissioner Mura stated that a landscape barrier is called
41 for and a fence should be installed to contain the trash on site.

1 Mr. O'Keefe stated that it was his opinion that this was not a re-development, but a
2 slight expansion of the use, and the buffer requirement could be waived.

3
4 **NEW BUSINESS**

5 None

6
7 **STATUS REPORT**

8 Chairman Oeltjen welcomed Alderman Pound to the Commission as the new Aldermanic
9 Representative.

10
11 Alderman Pound stated that since the last P&Z Meeting, the Board held two meetings in
12 which they approved Brighton Heights Subdivision, the amendments to the side yard
13 setbacks in the "F" Zoning District, and the purchase of new exercise equipment at the
14 Lodge.

15
16 *whether* Alderman Pound stated that the Commission and subcommittee should look very closely at
17 ~~rather~~ or not The Village Bar should be considered redevelopment, or an expansion of the
18 use. Commissioner Mura stated that the installation of the firewalls does change the
19 structure, and that this is a chance to bring the building closer to conformity.

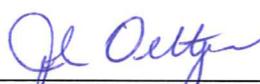
20
21 Mr. Meyer stated that clearing has started at the Brighton Heights Subdivision, and the
22 concrete roads were being poured at Chandler Ridge Subdivision. Mr. Meyer reminded the
23 Commission of the first Concert in the Park on June 10th.

24
25 **COMMITTEE UPDATES**

26 Mr. Meyer stated that the Architectural Review Board met in January to discuss the
27 building east of McAllisters, at the corner of Bansbach and Manchester Road. Mr. Meyer
28 stated that other than some façade updates the Committee really focused on the colors
29 of the building. The building will be occupied by Paperdolls Boutique.

30
31 **ADJOURNMENT**

32
33 Commissioner Pawlowski moved to adjourn the meeting. Commissioner Kennedy seconded
34 the Motion. Motion was approved by voice vote. The meeting was adjourned at 8:38 pm.

35
36 
37 _____
38 John Oeltjen, Planning & Zoning Chairman