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MINUTES
DES PERES PLANNING & ZONING COMMISSION
September 14th, 2016
DES PERES GOVERNMENT CENTER

6 The regular monthly meeting of the Planning & Zoning Commission was held at the Des
7 Peres Government Center, 12325 Manchester Rd on Wednesday, September 14th, 2016.
8 Chairman Oeltjen called the meeting to order at 7:02 PM.

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10 **ROLL CALL**

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12 Staff support took roll with the following Commissioners present: Chairman John
13 Oeltjen, Vice Chair Anna Ahrens, Terrie Gwin, John Gnagi, Mitch Stevens, and Jane
14 Langa. Also present were Alderman Pound, City Attorney Kevin O’Keefe, and Director of
15 Public Works Steve Meyer

16
17 **APPROVAL OF MINUTES**

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19 Commissioner Langa stated that the last name of a resident was spelled incorrectly,
20 resident “Pedroley” should be corrected to “Pedroli”.

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22 Commissioner Gnagi moved to approve the August 10th, 2016 Minutes as presented with
23 corrections. Commissioner Stevens seconded the motion. A voice vote was unanimous
24 and the Minutes were approved.

25
26 **AMENDMENT OF THE AGENDA**

27 None.

28
29 **OLD BUSINESS**

30 None.

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32 **NEW BUSINESS**

33 **Discussion on Redevelopment of 1300 N. Ballas – St. Paul’s Lutheran School**

34 Petitioner: Rick Keisker, Ittner Architecture

35
36 Mr. Rick Keisker addressed the Commission as the architect for the proposed
37 redevelopment of the Lutheran school adjacent to City Hall. Mr. Keisker stated that the
38 purpose of the redesign is to create a school that can accommodate grades
39 kindergarten through eighth grade. Mr. Keisker stated that it is the intention of the
40 parish to relocate the classrooms at 863 N. Ballas to 1300 N. Ballas, so they may increase
41 enrollment at the Early Childhood Center.
42

1 Chairman Oeltjen asked what the timeline of the project would be. Mr. Keisker stated
2 that the conceptual designs would be presented to the parish following the next mass,
3 and if it was the decision of the parish to rebuild in phases it would be a two year
4 project, if done at one time it would take approximately 12-14 months.

5
6 Mr. Meyer stated that the petitioner has submitted a variance application requesting a
7 rear yard variance for the property, and will appear before the Board of Adjustment at
8 the end of the month. Mr. Meyer added that even though the school would be rebuilt in
9 the same footprint, the zoning code requires a 50' setback and they are providing 10'.

10
11 Mr. Keisker stated that the new school would have up to thirty classrooms, and that
12 while some parking spaces would be lost, they still have adequate parking.

13
14 Mr. Meyer stated that the proposal will go to the Architecture Review Board following
15 the Board of Adjustment meeting, and once the congregation has given their approval.

16
17 Mr. O'Keefe stated that while churches enjoy certain exemptions from the zoning code,
18 St. Paul's has continuously sought the input of the City on their projects and it has
19 always been mutually beneficial. Mr. Meyer added that a shared parking agreement
20 between the City and St. Paul's was in place.

21
22 **Amendment to the Master Development Plan – Regions Bank (11801 Manchester Rd)**
23 **Petitioner: Stock & Associates, Staff**

24
25 Mr. Meyer stated that following the feedback from the residents on Vinetta Dr, Staff
26 reached out to the developer to request that the access from Vinetta be re-opened to
27 allow residents to get to the traffic signal at Bopp Road.

28
29 Mr. Meyer stated that he created the schematic that was provided in their packets, but
30 an updated site plan would be provided by Stock in the future. Mr. Meyer added that
31 while the access from Reliance Bank to Regions Bank is not direct, it would be available.

32
33 Mr. O'Keefe stated that it would be best to recommend the amendment to the
34 ordinance to permit cross access, rather than amending the master development plan.

35
36 Commissioner Langa recommended approval of the amendment to the ordinance
37 adopting the Master Development Plan so it may allow cross access subject to specific
38 approval by the Director of Public Works. Commissioner Stevens seconded the motion.

39
40 A voice vote was as follows: Oeltjen, aye; A.Ahrens, aye; Gwin, aye; Gnagi, aye; Stevens;
41 aye; Langa; aye; Alderman Pound, aye. 7 aye.

1 **STATUS REPORT**

2 Alderman Pound stated that the Public Hearing for the Reliance Bank/Starbucks project
3 was held on September 12th, and many opponents and proponents of the project were
4 present to voice their opinions.
5

6 Alderman Pound stated since the last Planning & Zoning Meeting, the Board had
7 approved an agreement with Lochmueller to create a Manchester Road Concept Plan.
8 Mr. Meyer added that the consultants will focus on connectivity, placemaking and
9 design.
10

11 Commissioner Gwin stated that the Architectural Review Board did approve the new
12 updates at the new Paperdolls Boutique, but failed to look at all of the angles of the
13 building, and that when traveling ~~north~~ bound on Manchester you can see portions of
14 the old building. ~~west~~

15
16 Commissioner Langa asked for an update on Rosalita's. Mr. Meyer stated that steel had
17 arrived and worked ~~ed~~ had started back up again.
18

19 Commissioner Gnagi asked for an update on Russell Stover's. Mr. Meyer stated that the
20 Public Works office had received a few inquiries but nothing has been formally
21 submitted.
22

23 **COMMITTEE UPDATES**

24 None.
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26 **ADJOURNMENT**

27 Commissioner Stevens moved to adjourn the meeting. Commissioner Anna Ahrens
28 seconded the Motion. Motion was approved by voice vote. The meeting was adjourned
29 at 7:55 pm.
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34 John Oeltjen, Planning & Zoning Chairman
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