



**MEETING SUMMARY**  
**Blattner Farms Subdivision**  
**Proposal Subcommittee (2)**

City of Des Peres  
12325 Manchester Rd  
Des Peres MO 63131  
February 5, 2019  
4:00 pm

**Members Present:** Tony Pawloski (Chair), Terrie Gwin, and Jim Jontry

**Also Present:** Steve Meyer (Public Works Director) and Scott Schaefer (Assistant City Administrator)

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**Petitioner:** Tom Wolfner (Pentrex Development Corporation)  
Tom O'Toole (Mickes O'Toole)

**Others Present:** Jane & Frank Melville  
Anne Bennington  
Dave & Cindy Grone  
Sandra Nations  
Clay Vance  
Cynthia Bandy  
Pat Spier  
Barbara Wolf  
Thomas Marren  
Danna Cockriel

**Request:** Pentrex Development is requesting a change in zoning from standard "D" Residential to Planned Development Residential "PD-R" for a 4.85 tract of land located at 641 N Ballas Road. The revised proposal seeks approval of a preliminary plan for construction of an 8-unit subdivision, representing a decrease in one (1) lot along Clear Brook.

**Discussion:** Chairman Pawloski opened discussions on the revised site plan before the subcommittee, starting with the modifications proposed to Lot #2 along Ballas. Those changes largely involve replacing the side-entry driveway with a front-entry scheme while repositioning the garage to face east, creating additional buffer space between Lot #2 and the adjacent properties to the south along Trail Crest. According to Pentrex, this adjustment aims to address privacy concerns raised by homeowners to the south, who still maintain that only a single lot should be developed along Ballas Road. Pentrex further conveyed its strong preference for building two lots accessible from Ballas, suggesting that both homes would be highly attractive for buyers given their convenient location.

The subcommittee shifted discussions to the amended parcel layout proposed along Clear Brook, which focused entirely on the reduction of one lot previously positioned to the east, creating a 2-lot configuration while maintaining the hammerhead cul-de-sac feature as originally proposed. City staff advised that the amended layout improves the ability for Streets and Public Safety to service the area, speaking specifically to snowplowing efforts and the ability for crews to clear the turnaround feature without blocking driveway access.

Another point of concern raised by the subcommittee focused on whether the subdivision plan has been reviewed by MSD for compliance in terms of stormwater runoff, referencing the rain gardens which have been proposed in lieu of traditional water distribution systems (storm sewers). Pentrex advised that MSD has fully vetted the plan without issue, stressing that raingardens provide an effective means of capturing runoff in smaller developments while offering a green alternative to stormwater control. City staff advised that rainscaping features such as bioswales and raingardens exist throughout the community (parks) and generally require routine inspections performed by MSD to ensure compliance, as property owners are responsible for upkeep and maintenance. Pentrex further stressed that subdivision indentures will be adopted to enforce mandatory maintenance of the raingardens by the homeowner.

Pentrex briefly addressed concerns about whether an environmental impact study should be performed on the soil prior to developing the land, as nearby residents suspect that hazardous materials may exist below the surface given the nature of the previous owner's tree service business. Pentrex reiterated its commitment to overcoming any unknown site condition upon discovery, as it considers the matter an occupational risk when purchasing undeveloped land. Pentrex also submitted a signed affidavit from the previous owners son, Edwin Blattner, who expressed his opinion that only brush and debris from the tree service business were discarded on the property, particularly near the west side. The affidavit further articulates that no environmentally hazardous or toxic materials were buried on the property to the best of his knowledge.

**Outcome:** following a 3-0 vote in favor of the proposal, the subcommittee unanimously agreed to report its recommendation to the Planning Commission that the amended preliminary subdivision plan is desirable in relationship to the surrounding neighborhoods and therefore eligible for a rezoning to Planned Development Residential (PD-R) by waiver of the 5-acre minimum standard. Further, the subcommittee recommends approval of the preliminary 8-lot subdivision plat in conjunction with PD-R zoning.

The meeting was adjourned at approximately 5:36 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'SS', enclosed in a thin black rectangular border.

Scott Schaefer  
Assistant City Administrator  
February 6, 2019