



Department of Public Works
Building • Planning • Zoning • Streets • Code Enforcement

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, FEBRUARY 13, 2019
7:00 PM

CALL TO ORDER

Mr. Oeltjen called the meeting to order at 7:01 pm.

ROLL CALL

John Oeltjen	Commission Chair	
Anna Ahrens	Commission Vice Chair	
Terrie Gwin	Commission Member	
Jim Kennedy	Commission Member	
Tony Pawlowski	Commission Member	
Mitch Stevens	Commission Member	(absent)
Will Mura	Commission Member	(absent)
Tom Matheny	Commission Member	
Bryan McDonald	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	

The following staff was also present: Kevin O’Keefe, City Attorney; Mark Becker, Mayor; Scott Schaefer, Assistant City Administrator; Steve Meyer, Director of Public Works; Alexandra Knox, Administrative Assistant/Recording Secretary. Alderman Pat Barrett was absent.

AMENDMENT OF AGENDA

None

APPROVAL OF MINUTES

Mr. McDonald made a motion to approve the minutes for December 12, 2018, Ms. Ahrens seconded. All in favor.

UNFINISHED BUSINESS

1. Petition for Conditional Use Permit at 12247 Manchester.

This petition is tabled until approval or denial at future Board of Aldermen meeting.

2. Petition for Site Plan approval at 12304 Manchester.

Mrs. Gwin made a motion to approve. Mr. Jontry seconded. A roll call vote was taken.

RESULT:	APPROVED (ROLL CALL)
MOVER:	TERRIE GWIN, COMMISSION MEMBER
SECONDER:	JIM JONTRY, COMMISSION MEMBER
AYES:	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOWSKI, MATHENY, MCDONALD, BARRINGER, JONTRY
ABSTAIN:	BECKER
ABSENT:	MURA, STEVENS

3. Petition for Rezoning from Residential D to PD-R at 641 N. Ballas Rd.

Mr. Pawlowski gave a [summary of the subcommittee](#) meeting held February 5, 2019. He said Pentrex Development has revised their site plan to show 8 lots instead of 9. He said Pentrex has addressed every concern the subcommittee had previously. The subcommittee recommends approval of the 8-lot proposal. The full commission is expected to vote in March 2019.

There was a lot of discussion from the Commissioners regarding the proposed rain gardens. Pentrex explained the maintenance agreement for the rain garden will be written into each property's deed. Since there will now be subdivision indentures, if a homeowner fails to maintain the rain garden, they could be fined. It will be well known to the potential buyer, they are required to maintain the rain garden on their property.

Frank and Jane Melville, residents at 2103 Trailcrest, said they specifically only want one lot along Ballas, in order for them to have greater distance from their home. [Here](#) is their statement for the record.

4. Petition for Site Plan approval at 13200 Manchester Rd.

Subcommittee was held 1/3/19. Engineer was supposed to revise plans and resubmit but we've had no contact since then. If they do not respond soon, we will remove petition from the agenda.

5. Review and recommendation of draft ordinance on small cell antenna per Board of Aldermen

Mr. Jontry recommended approval of the draft ordinance and the full commission is expected to vote in March.

Mrs. Gwin asked what constitutes as "small".

Mr. O'Keefe explained 6 cubic feet maximum for antenna and 18 cubic feet maximum for the box.

The ordinance will be distributed for review by the Commission.

NEW BUSINESS

None

BOARD OF ALDERMEN REPORT

Mayor Becker gave the Board of Aldermen Report from the February 11th meeting. The main topic was the Better Together proposal. He said nothing in the proposal benefits the City of Des Peres. In short, Better Together would eviscerate this City and the services the residents have. He said Doug Harms, City Administrator, has put together a presentation that explains where the proposal would take Des Peres. You can find the presentation on our website.

SUBCOMMITTEE REPORT(S)

Mr. Pawlowski said the sign committee is in the process of rewriting the sign code.

OTHER ITEMS

ADJOURNMENT

Commissioner Kennedy made a motion to adjourn. Commissioner Matheny seconded. All in favor. Meeting was adjourned at 8:29 PM.