

MINUTES
DES PERES PLANNING & ZONING COMMISSION
May 9, 2018 7:00pm
DES PERES GOVERNMENT CENTER

The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, May 9, 2018. Chairman Oeltjen called the meeting to order at 7:00 PM.

ROLL CALL

The Administrative Assistant, Public Works took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chair Anna Ahrens, Commissioners Terrie Gwin, Jim Kennedy, Mark Ahrens, Tony Pawloski, Mitch Stevens, Jane Langa, Will Mura and John Wright. Also present were Mayor Becker, Alderman Kleinschmidt, City Attorney Kevin O'Keefe and Director of Public Works Steve Meyer.

APPROVAL OF MINUTES

Commissioner Gwin stated page 2, line 13 and page 3, line 1 should read "Gwin" and not "Twin".

Vice Chair Anna Ahrens moved to approve the April 11, 2018 minutes as submitted. Commissioner Mark Ahrens seconded the motion. A voice vote was unanimous and the April 11, 2018 minutes were approved.

AMENDMENT OF THE AGENDA

Item B. Petition for Conditional Accessory Structure was removed from the agenda. The petition was submitted the day before the deadline, and was thus included on the agenda. However, upon review, staff found the application documents to be lacking required information. The petitioner had failed to provide any preliminary submittals, which would have otherwise revealed the inadequacies.

OLD BUSINESS

None

NEW BUSINESS

A. Petition for Conditional Use Permit at 13275 Manchester Road

Petitioner: GoHealth Urgent Care Center, represented by Rudy Yadao, Director of Development and Construction, GoHealth Urgent Care

After giving a short background of GoHealth Urgent Care, Mr. Yadao presented a brief slide show that included the proposed changes to the floor plan. GoHealth has no intention to modify the exterior of the building or site, other than replacing the purple awning with a blue awning and installing signage. Mr. Yadao explained that this location would be the regional office for GoHealth and would house offices and a conference room as well as medical exam rooms. Mr. Yadao states this office will be open 365 days a year, from 8am-8pm Monday through Friday, and 9am-5pm on Saturday and Sunday. GoHealth is expected

to see 3-5 patients an hour in 5 “oversized” exam rooms with electrostatic illuminated “smart” glass enabling visual transparency while protecting patient privacy. GoHealth will utilize mobile x-ray machines so every room can be used as an exam room. He also states there will be no narcotics on site.

Commissioner Stevens asked if there were any additional regulations per the City for x-ray machines to which the Director of Public works claims just the CUP for the medical office.

Chairman Oeltjen expressed concern regarding the parking calculations provided by the petitioner. He states the patio seating at Panera Bread (St. Louis Bread Co.) was excluded from the parking calculations. Many commissioners agreed the parking calculations should be redone, as the permanent regional offices could have an effect on parking spaces.

Commissioner Wright moved to approve the petition subject to staff certifying parking calculations are adequate and subject to Architectural Review if the petitioner desires to pursue change in façade.

Commissioner Stevens seconded the motion.

The motion passed with the following votes:

Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawloski, Stevens, Langa, Mura, Wright

Nay: None

Abstain: Alderman Kleinschmidt, Mayor Becker

STATUS REPORT

A. Board of Aldermen

Alderman Kleinschmidt referenced the recent election of a new mayor and two new aldermen. He reported the Board of Aldermen met for a Special Meeting in regards to a request for Exterior Special Event at Rosalita’s Cantina, which was approved. The exterior special event took place Saturday, May 5, and there were no problems.

B. Committee Reports

None

OTHER ITEMS

The appointment of a 1 month temporary replacement of resigned Commissioner Gnagi for the Architectural Review Committee. Chairman Oeltjen appointed Commissioner Langa to the Architectural Review Committee.

ADJOURNMENT

Commissioner Mark Ahrens moved to adjourn the meeting. Commissioner Langa seconded the motion. Motion was approved by voice vote. The meeting was adjourned at 7:37 pm.

John Oeltjen, Planning & Zoning Chairman

Respectfully Submitted,
Alexandra Knox, Administrative Assistant, Public Works

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