

**MINUTES**  
**DES PERES PLANNING & ZONING COMMISSION**  
**June 11, 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, June 11, 2018. Vice Chairman Anna Ahrens called the meeting to order at 7:03 PM.

**ROLL CALL**

The Administrative Assistant, Public Works took roll with the following Commissioners present: Vice Chair Anna Ahrens, Commissioners Terrie Gwin, Jim Kennedy, Mark Ahrens, Tony Pawloski, Will Mura, John Wright and Tom Matheny. Also present were Mayor Becker, City Attorney Kevin O'Keefe, Director of Public Works Steve Meyer and Building Official Matt Whitwell. Alderman Barrett was absent with excuse.

**APPROVAL OF MINUTES**

Commissioner Kennedy moved to approve the May 9, 2018 minutes as submitted. Commissioner Mark Ahrens seconded the motion. A voice vote was unanimous and the May 9, 2018 minutes were approved.

**AMENDMENT OF THE AGENDA**

Director of Public works, Steve Meyer, amended the agenda to add three (3) items under section VII. Other Items.

- A. Sign Code revision from Ed Sluys
- B. Fences
- c. "Blattner Property" at 641 N. Ballas Road

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Petition for Conditional Accessory Structure at 12808 Oge Ct.**

Petitioner: Basic Concrete and Garages on behalf of Gary Hooker, homeowner  
Steve Moss, owner Basic Concrete and Garages, gave a short presentation on the proposed accessory structure. He claims the garage will be located in the left rear corner of the property and will not be an obstruction to neighbors. Commissioner Kennedy asked Mr. Moss to elaborate on connecting the downspouts to the storm sewers. Mr. Moss states that he will instead use a splash block that will dissipate water runoff into the main yard. Commissioner Matheny asked if the water runoff will be a minimum of 10' off the property line, as required by code. Mr. Moss confirmed no water runoff from the garage will dissipate into neighboring properties. Commissioner Pawloski asked if the structure

would be architecturally consistent with the main structure. Mr. Moss confirms the vinyl will match.

There was discussion about the driveway and how the homeowner will access this structure. Matt Whitwell, Building Official, has previously informed the builder will need to use permeable pavers to maintain adequate water drainage.

Commissioner Wright motioned to approve the petition subject to permeable paver system be used and maintained in working order at all times. Commissioner Gwin seconded the motion. The motion carried with the following votes:

Aye: A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawlowski, Mura, Wright, Matheny

Nay: None

Abstain: Mayor Becker

### **B. Petition for Conditional Accessory Structure at 1424 Bopp Road**

Petitioner: Jim Shannon on behalf of Julie Dobbs, homeowner

Jim Shannon gave a brief presentation on the scope of the project. He explained the homeowner is in process of remodeling the existing garage into the new master bedroom and is wanting the new structure for cars and a boat storage. He states the existing garage is rear entry, so only a portion of new asphalt driveway will need to be poured. Commissioner Mura asked if the homeowner had approval from the Homeowner's Association, to which the homeowner advised they do not have a Homeowner's Association.

Commissioner Mark Ahrens motioned to approve the petition as presented. Commissioner Kennedy seconded the motion. The motion carried with the following votes:

Aye: A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawlowski, Mura, Wright, Matheny

Nay: None

Abstain: Mayor Becker

### **C. Petition for Conditional Accessory Structure at 1661 Dunmorr Drive**

Petitioner: Larry Brost of Heartlands Building Company on behalf of Mike and Danielle Behan, homeowners

Larry Brost gave a brief presentation on the scope of the project. He states this is a detached outdoor room with a fireplace, grill, mini-fridge and storage. There will be no plumbing in the structure, but electric and natural gas will be installed. Many Commissioners had reservations about the size of the structure, lack of proposed landscaping, and the fact proposed structure was encroaching into the rear setback. Commissioner Mura inquired if the homeowner had obtained approval from the Homeowner's Association. Sue Felling, 1855 Ironstone, President of Berkeley Manor Subdivision, and David Korum, 12385 Ironstone, Trustee of Berkeley Manor subdivision informed the Commission the Homeowner's Association had no knowledge of the project.

Commissioner Mura made a motion to table the petition pending Board of Adjustment review. Commissioner Matheny seconded the motion. The motion carried with the

following votes: Aye: A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawlowski, Mura, Wright, Matheny  
Nay: None  
Abstain: Mayor Becker

## **STATUS REPORT**

### **A. Board of Aldermen**

Mayor Becker states Anheuser Busch will parade the famous Clydesdales up and down Manchester Road on Friday June 29, 2018. The parade will start at Schnucks with stops at Dierbergs, 3 Kings Pub House and The Village Bar. MoDOT is requiring one lane of traffic remain open on Manchester at all times. State Highway Patrol will man the highway, with assistance from Des Peres as needed.

The Board of Aldermen granted a Request for Special Event at Regions Bank. Regions Bank is hosting their grand opening on Saturday June 23, 2018 from 11am-2pm in their parking lot. There will be food, games, inflatables and a big bike.

### **B. Committee Reports**

Commissioner Kennedy stated that the Architectural Review Board met on May 29th to review the façade updates at The Village Bar(n) at 12247 Manchester Road. The barn will be painted red, a new cupola installed, new barn-like doors and a new roof. The committee approved the updates unanimously.

Steve Meyer, Director of Public Works stated that the Fence Committee met on June 5<sup>th</sup> to review the installation of a 4' aluminum fence at 1887 Candlewick. The committee approved the fence unanimously.

## **OTHER ITEMS**

### **A. Sign Code Revision**

Steve has received an updated draft of the sign code revision from Ed Sluys. He advised the Commissioners to be prepared for a sign code update in the near future.

### **B. Fence**

Steve Meyer, Director of Public Works stated that staff is looking for some direction regarding whether the Commission had intentionally meant to prohibit chain-link fences in residential areas. The Zoning Code adopted (October 9, 2017) now prohibits this application. The previous code allowed chain-link fence but prohibited fences made of lightweight materials. The item arose due to a fence being installed which was vinyl coated and considered a decorative fence under 3 feet tall. Steve explained that there were several items with this specific fence installation, but wanted a broader discussion regarding the Commission's intent on the Zoning Code amendment adopted in 2017 or if the prohibition on chain-link fences should remain. Commissioner Mura made a motion to allow the fence committee to review the fence code sections regarding language and interpretations and return recommendations to the Commission for further review. A second was made by Commissioner Jim Kennedy and the motion carried with the following votes:

Aye: A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawlowski, Mura, Wright, Matheny

Nay: None

Abstain: Mayor Becker

### **C. "Blattner Property" 641 N. Ballas Road**

Steve Meyer states the property is under contract by Pentrex Development, but has not closed sale. There have been rumors flying about what will be built on the parcel, but Public Works has not received any plans to date.

## **ADJOURNMENT**

Commissioner Mark Ahrens moved to adjourn the meeting. Commissioner Matheny seconded the motion. Motion was approved by voice vote. The meeting was adjourned at 8:55 pm.

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John Oeltjen, Planning & Zoning Chairman

Respectfully Submitted,  
Alexandra Knox, Administrative Assistant, Public Works