

MINUTES
DES PERES PLANNING & ZONING COMMISSION
August 8, 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, August 8, 2018. Chairman John Oeltjen called the meeting to order at 7:01 PM.

ROLL CALL

The Administrative Assistant, Public Works took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chairman Anna Ahrens, Commissioners Gwin, Pawloski, Mura, Matheny and McDonald. Also present were Mayor Becker, City Attorney Kevin O'Keefe and Director of Public Works Steve Meyer. Alderman Barrett was absent. Commissioner Kennedy arrived at 7:20 pm.

APPROVAL OF MINUTES

Commissioner McDonald suggested the following revisions:

Change "June 11" to "July 11" in the title block

Change "June 11" to "July 11" on line 7

Vice Chairman Anna Ahrens moved to approve the July 11, 2018 minutes as amended. Commissioner Gwin seconded the motion. A voice vote was unanimous and the July 11, 2018 minutes were approved.

AMENDMENT OF THE AGENDA

Chairman Oeltjen, amended the agenda to add one (1) item under section VII Other Items.

A. Subcommittee Assignments

OLD BUSINESS

A. Petition for Rezoning at 12247 Manchester

Petitioner: Mark Disper, owner of The Village Bar

Mr. Disper took the podium to address any potential questions the commission had.

The commissioners felt that the manufacture of alcohol is an industrial use, which belongs in an industrial area. Since Des Peres does not have an industrial zoned area, it would not be appropriate to have this sort of distilling operation in Des Peres. However, the commissioners did discuss that the manufacture of small amounts of alcohol to be consumed on-site as an accessory use to a restaurant could be allowed. The commission has an opposition to distributing and selling the product off site. Commissioner McDonald asked Mr. Disper if he'd continue with this petition if you couldn't sell the product off site. Jim Gorczyca, owner of O'Fallon Brewery, stood beside Mr. Disper to address any questions the commissioners may have in regards to water, waste and environmental issues. He stated there are at least 50 operations in the St. Louis area that are in comparison to what The Village Bar is proposing. Commissioner Gwin stated her office is located next to a larger scale brewery in Kirkwood and has never had any issues with odor. It was agreed an amendment to the Zoning Code to permit micro-distilleries and micro-breweries may be acceptable, but all products generated must be consumed on site. Bottling for off-site distribution would be a prohibited use.

Commissioner Mura moved to ask staff to create language concurrent with the recommendation of the subcommittee as captured in their report. Vice Chairman Anna Ahrens seconded. The motion carried with the following votes: Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, Pawloski, Mura, and Matheny.

Nay: McDonald

Abstain: Mayor Becker

NEW BUSINESS

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

Petitioner: Steve Moss of Basic Concrete and Garages on behalf of Gary Hooker, property owner
This petition was previously approved with a permeable paver system at the June P/Z meeting. Mr. Moss states that the paver system would be too expensive for the homeowner and he would like to put in an asphalt drive instead. There is no proposed drain on the plans for water runoff. Mr. Moss states he would trench along the perimeter of the new drive to depth required by the Commissioners and fill with rip rap. The Commissioners agreed they are not civil engineers and would like to see plans showing where the runoff would be directed.

Commissioner Mura moved to table the request for a Conditional Accessory Structure at 12808 Oge Ct. pending submittal of drainage plans and elevations for water runoff. Commissioner Matheny seconded. The motion carried with the following votes: Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, Pawloski, Mura, Matheny and McDonald.

Abstain: Mayor Becker

STATUS REPORT

A. Board of Aldermen

Alderman Barrett was absent so Mayor Becker provided updates on behalf of the Board of Aldermen. BOA meetings have been scarce as it is “summer schedule” but the next meeting is this coming Monday, August 13. It is now budget season and the BOA has 8-9 meeting scheduled for budget conversations.

There has been inquiries from residents in regards to drone regulations. This will likely be a discussion in the future.

This week is the final concert in the Summer Concert Series. There has been a 4th concert added in October for the Fall Festival.

B. Committee Reports

We have a request from Circle K at 12804 Manchester to update the façade on their pumps canopy, car wash, and sign out front. They’d simply be changing the orange/yellow Shell logo to the red Circle K logos and branding.

The Architectural Review Committee approved the request electronically via email.

OTHER ITEMS

A. Appointments of Subcommittees

Chairman Oeltjen made the following appointments to subcommittees:

Architectural Review Committee – M. Ahrens, Gwin, Matheny, Oeltjen (Alt)

Fence Committee – McDonald, Kennedy, Mura, vacant (alt)

Sign Committee – A. Ahrens, Stevens, Pawloski, vacant (alt)

ADJOURNMENT

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Commissioner McDonald moved to adjourn the meeting. Commissioner Matheny seconded the motion. Motion was approved by voice vote. The meeting was adjourned at 8:20 pm.

John Oeltjen, Planning & Zoning Chairman

Respectfully Submitted,
Alexandra Knox, Administrative Assistant, Public Works