

approved

~~DRAFT~~ MINUTES

DES PERES PLANNING & ZONING COMMISSION
September 12, 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, September 12, 2018. Chairman John Oeltjen called the meeting to order at 7:01 PM.

ROLL CALL

The Administrative Assistant took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chairman Anna Ahrens, Commissioners Gwin, Pawlowski, Stevens, Mura, Matheny, McDonald, Barringer and Jontry. City Counselor Kevin O’Keefe, Director of Public Works Steve Meyer and Mayor Becker were also present. Alderman Barrett was absent.

APPROVAL OF MINUTES

Commissioner McDonald suggested the following revision:
Change “The” Commissioners to “Some” Commissioners on line 33.
Commissioner Pawlowski moved to approve the August 8, 2018 minutes as amended.
Commissioner McDonald seconded the motion. A voice vote was unanimous and the August 8, 2018 minutes were approved.

AMENDMENT OF THE AGENDA

OLD BUSINESS

A. Petition for Rezoning at 12247 Manchester

Petitioner: Mark Disper, owner of The Village Bar
Commissioner Mura gave a brief summary of the subcommittee meeting from September 11. The committee presented revisions to the proposed zoning code and will meet once more before the October 10 planning and zoning committee meeting. It is expected to have a recommendation to the Board of Aldermen at the next planning and zoning meeting.

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 repeteritioned in August for an asphalt drive, which was tabled, pending submittal of drainage plans showing where runoff would be directed. Mr. Moss presented new drawings showing the addition of a swale on the side of the garage for drainage. Steve Meyer, Director of Public Works stated he and Matt Whitwell, Building Official, met with Mr. Moss in the field to discuss drainage possibilities. Mr. Moss states the water will drain to the south towards the ditch and existing inlet. Commissioner Mura asked Mr. Meyer if he was satisfied with the presented drawings, which he was.

Commissioner Stevens moved to approve the Conditional Accessory Structure as presented. Vice Chairman Anna Ahrens seconded. The motion carried with the following votes: Aye: Oeltjen, A. Ahrens, Gwin, Pawlowski, Stevens, Mura, Matheny, McDonald, Barringer, Jontry.

Abstain: Mayor Becker

1 **NEW BUSINESS**

2 **A. Petition for Conditional Accessory Structure at 5 Claychester.**

3 Petitioner: David Pape of Pape Studio Architects on behalf of Dr. and Mrs. Paul Vatterott, property
4 owners

5 Mr. Pape gave a brief overview of the project. The pool pavilion will be a covered patio with a
6 grilling area and a fireplace. The back area will have a powder room and storage closet for pool
7 supplies. It totals 500sqft and will be architecturally consistent with the main structure on the
8 property. No trees will be removed and there will be no effect to water runoff.

9 Commissioner Mura motioned to approve the conditional accessory structure as presented.

10 Commissioner Stevens seconded. The motion carried with the following votes: aye: Oeltjen, A.
11 Ahrens, Gwin, Pawlowski, Stevens, Mura, Matheny, McDonald, Barringer, Jontry.

12 Abstain: Mayor Becker
13

14 **B. Copia Wine Bar – 1085 WCC**

15 Amer Hawatmeh, owner of Copia, gave a brief overview of his plans for the renovation. His
16 company takes 2nd generation facilities and brings them “back to life” with minimal renovations.
17 The interior has been approved for demolition from our building department. The inside will be
18 gutted and upgraded, but the kitchen location will remain. Terry Dawdy, Architect, Dawdy &
19 Associates, states the outside will be painted and given a new face. A sound fence will be installed
20 to mask the sound of cars from West County Center and sail screens will be installed over the new
21 patio for sun protection. There is nothing that changes structurally. Site Plan approval for a new
22 patio will be presented at the next planning and zoning committee meeting. Chairman Oeltjen
23 appointed a subcommittee for the architectural changes. The members are: Mark Ahrens, Terrie
24 Gwin, and Tom Matheny.
25

26 **C. Precision Labs – 13314 Manchester**

27 Steve Meyer gave a short summary of the proposed Precision Labs. 13314 Manchester was
28 formerly Bueller Kitchen and Bath. In the City of Des Peres, a medical lab is a conditional use. This
29 location will receive blood samples, test and dispose of medical waste. Delivery will be by FedEx,
30 courier, or the like, and will not have any walk in traffic. They will be proposing to spruce up
31 landscaping and the site. Plans should be submitted this week. The subcommittee is scheduled
32 to meet September 19, at 3pm. The members are Pawlowski, Stevens, A. Ahrens, Barringer (Alt).
33

34 **STATUS REPORT**

35 **A. Board of Aldermen**

36 Alderman Barrett was absent so Mayor Becker provided updates on behalf of the Board of
37 Aldermen. On Monday September 10, 2018 there was a public meeting in regards to the imposed
38 real estate and personal property tax for 2018. For the 24th year in a row, Des Peres will not assess
39 a real estate or personal property tax, forfeiting roughly 1 million dollars a year. Also on Monday,
40 there was a special presentation for Sgt. Dan Millberg who is retiring after 21 years of service with
41 Des Peres. Interviews for the Director of Public Safety position continue, with hopes to have a
42 recommendation in October. Our Code Enforcement Officer has resigned, so Public Works is now
43 interviewing for that position as well.
44

45 **B. Committee Reports**
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1 **OTHER ITEMS**

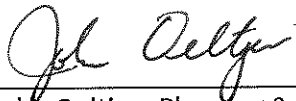
2 **A.** Training set for the P/Z commission October 10, 2018 at 6pm with Kevin O'Keefe.

3
4 Commissioner A. Ahrens motioned to hold a closed meeting before the next Planning and
5 Zoning Commission meeting for attorney client privileges to discuss private matters.
6 Commissioner McDonald seconded. The motion carried with the following votes: aye: Oeltjen,
7 A Ahrens, Gwin, Pawlowski, Stevens, Mura, Matheny, McDonald, Barringer, Jontry
8 Abstain: Mayor Becker

9
10 **B.** Chairman Oeltjen introduced the two newest members of the Planning and Zoning
11 Commission. Robert Barringer from Ward 1 and Jim Jontry from Ward 3.

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13 **ADJOURNMENT**

14 Commissioner Matheny moved to adjourn the meeting. Commissioner Stevens seconded the
15 motion. Motion was approved by voice vote. The meeting was adjourned at 7.55 pm.

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19 John Oeltjen, Planning & Zoning Chairman

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21 Respectfully Submitted,
22 Alexandra Knox, Administrative Assistant, Public Works