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**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY AUGUST 10, 2022**  
**7:00 PM**

**CALL TO ORDER**

Chairman Ahrens called the meeting to order at 7:03 p.m.

**ROLL CALL**

Anna Ahrens	Commission Chairman	
Will Mura	Commission Vice Chairman	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	
Molly Hartman	Commission Member	(ABSENT)
Jonathan Young	Commission Member	
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	
Derek Don	Commission Member	(ABSENT)
Cynthia Kardesch	Commission Member	
Mayor Becker	Mayor	
Alderman Pound	Aldermanic Rep	(ABSENT)

The following staff members were present: Chris Graville, City Attorney; Scott Schaefer, Assistant City Administrator; Steve Meyer, Director of Public Works; Katie Monroe, Public Works Admin

**AMENDMENT OF AGENDA**

Approval of Minutes was moved to follow Status Reports.

**APPROVAL OF MINUTES**

July 13, 2022 Public Hearing

Commissioner Young made a motion to approve the minutes as presented. Second by Gwin. Motion approved unanimously by voice vote.

**OLD BUSINESS**

1. PETITION FOR ZONING TEXT AMENDMENT FOR PD-MXD, PETITION FOR REZONING, PETITION FOR SITE PLAN APPROVAL FOR A 180-UNIT APARTMENT BUILDING WITH 4,000SQFT COMMERCIAL TENANT SPACE –

13431 MANCHESTER RD – MAGNOLIA RIDGE APARTMENTS

Petitioner: Barn Owl LLC

**TABLED** pending a decision on the proposed amendments to the Comprehensive Plan as recommended by the Subcommittee on June 1, 2022.

**NEW BUSINESS**

**STATUS REPORTS**

**1. BOARD OF ALDERMEN**

**2. SUBCOMMITTEE(S)**

- a. SIGN COMMITTEE – None
- b. FENCE COMMITTEE – None
- c. ARCHITECTURAL REVIEW COMMITTEE – None
- d. SUBCOMMITTEE ON MULTI-FAMILY DEVELOPMENT – Last Meeting Held July 27 Working Draft – Comprehensive Plan Amendment (Last Modified August 4th)



54 Chairman Ahrens stated the purpose of the meeting was to continue the conversation  
55 regarding multi-family and recommended Commissioner Barringer give the  
56 Subcommittee Report.  
57

58 Commissioner Barringer explained the objective of the subcommittee meeting was to  
59 reflect on the input received from the community at the public hearing held July 13<sup>th</sup> and  
60 modifications to the Comprehensive Plan. In summary:

- 61 • The subcommittee felt the current draft of the Comprehensive Plan lacked language  
62 requiring buffer zones in Des Peres and adjacent municipalities who would also  
63 benefit from our buffer requirements. Staff agreed to modify the amendment to  
64 reflect this as a requirement for future multi-family projects.
- 65 • Before voting for final approval, they want to look at other municipalities; such as  
66 Brentwood, Sunset Hills, Frontenac, Kirkwood and Twin Oaks regarding their  
67 experience with apartments or multi-family units.
- 68 • The subcommittee would like PGAV to do additional research and wait to see what  
69 the results are from that research before moving forward.

70 Assistant City Administrator, Scott Schaefer summed up what he heard from  
71 Commissioner Barringer:

- 72 • The subcommittee wants benchmark data on multi-family units in neighboring  
73 communities in regards to buffer restrictions and zoning ordinances.
- 74 • Survey other municipalities for things that are difficult to track down, such as the  
75 economic impact of multi-family, parking issues, operational impact or Public Safety  
76 service calls.  
77

78 Mr. Schaefer informed the Commission it will cost about \$15K to request a TASK order  
79 from PGAV. First, the Board of Aldermen would have to determine if they are  
80 comfortable with this expense along with the P&Z Commission or a diluted version from  
81 City Staff.  
82

83 Chairman Ahrens informed everyone that this Planning & Zoning meeting would be a  
84 conversation to clear up misconceptions. The following concerns and questions were  
85 raised by the Commission in addition to members of the general public who were given  
86 the opportunity to participate in the discussion:  
87

88 **Fire protection and purchasing additional equipment for multi-story buildings.**

89 Chairman Ahrens stated Des Peres already has multi-story buildings such as Sunrise  
90 Living, the Quarters and First Bank that are handled between Des Peres and West County  
91 Fire.

92 Director of Public Works, Steve Meyer indicated Des Peres has agreements with  
93 neighboring municipalities. In terms of additional equipment such as pumpers or ladder  
94 trucks, fire safety will not be an issue.  
95



96 **Why PGAV used Huntsville, Alabama as an example as opposed to local, similar**  
97 **municipalities such as Frontenac or Town & Country.**

98 City Attorney, Chris Graville stated PGAV looked at Huntsville, AL because they've had  
99 a 5+ year history and have had success with PD-MXD. This is a new zoning concept to  
100 St. Louis.

101  
102 **Clarification over the choice of apartments versus condominiums.**

103 Mr. Schaefer agreed with this comment and the subcommittee realized this was not  
104 accurately being communicated; thus, the most recent comp plan draft spells this out and  
105 condos would be permitted as a planned use.

106  
107 **Possibility of the City getting sued if we don't allow Magnolia Ridge.**

108 Mr. Graville explained the Comprehensive Plan as a planning document, how we see the  
109 future of Des Peres and whether multi-family is a viable option. It is not approval but  
110 rather we will consider these projects if they come and apply, the plan doesn't create a  
111 violation.

112  
113 **High-rise apartments will be permissible and allowed east of Ballas.**

114 Vice Chairman Mura explained height restrictions will be defined from the zoning  
115 ordinance, not the Comprehensive Plan.

116 Mr. Schaefer mentioned that they have worked on draft regulations which will be  
117 necessary for the zoning code that include height restrictions, placement and only on sites  
118 of five or more acres- which are only approximately three properties in Des Peres.  
119 Regulations will be tight and restrictive. Only allowed in "C-1" District and the site must  
120 face 270 or Manchester and must be west of Ballas. The Comprehensive Plan clearly  
121 states PD-MXD is required to be west of Ballas.

122  
123 **The public has not been effectively educated on multi-family and their questions**  
124 **from the Public Hearing have not been answered.**

125 Chairman Ahrens stated there have been about 12 meetings between Planning & Zoning  
126 and subcommittee meetings.

127 Mr. Meyer mentioned there was a Public Hearing notice in the Webster Kirkwood Times.  
128 Mr. Graville stated the Comprehensive Plan is on the website.

129  
130 **The \$15K fee to PGAV for additional research seems excessive, this would require**  
131 **the Commission to petition the Board of Aldermen for more funding. Whether data**  
132 **staff gathers is an accurate conclusionary analysis and would the commission be**  
133 **comfortable with that data.**

134 If people want more in-depth, verified statistics then PGAV would need to do the study.  
135 Chairman Ahrens established that we have data but because other municipalities don't  
136 keep it in the same format, it will need to be interpreted and refined.

137 Currently, Chief Eric Hall is getting fire and public safety data and Mr. Schaefer is  
138 contacting neighboring municipalities regarding the economic impact of multi-family.

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140



**Outcome**

After discussion, Chairman Ahrens reminded the Commission that the Comprehensive Plan is a policy document, not a legal document. In this case, it is not their job to look at the nitty gritty of a specific project such as Magnolia. It is their charge to decide whether or not they believe multi-family is in the best interest for the City of Des Peres.

Commissioner Jontry made a motion for City Staff to generate a report as opposed to PGAV. Second by Commissioner Young. The scope will focus on public safety, basic zoning research for planned developments and demographics on trends across the region.

Chairman Ahrens said the next step will be another subcommittee meeting to look at some of the reports that come in-house. Then the next Planning & Zoning meeting is September 14 which will be a presentation of findings from local communities. At that time, she would like a vote on the Comprehensive Plan.

**OTHER ITEMS**

1. Mayor Becker stated the results of the Citizen Survey were generally good. Mr. Meyer is excited that streets are the biggest issue for the people. He was surprised that moving yard waste collection to the same day as trash and yard waste was not an issue.
2. Mayor Becker invited Mr. Meyer to provide an update about the Ballas Road project. Mr. Meyer indicated the scope is Dougherty Ferry to Manchester. The Water Company previously replaced the water main and Pace Construction is working for St. Louis County. The work includes various repairs to the base and curb ramps, making it ADA compliant.
3. Mr. Meyer stated the MODOT Manchester Road project between Lindbergh and Highway 270 is just getting started and expected to be completed October 2024.
4. Mr. Meyer explained that the Des Peres Road Roundabout project will be rebid next month for work to begin next year. This was delayed due to a couple factors that included obtaining an easement that postponed the initial bid advertisement and the bid came in 40% over budget.
5. At the Monday Board of Aldermen meeting, the vote on medical marijuana was kicked out another two weeks.
6. Mr. Meyer indicated Ameren reached out to him regarding the permits needed to demolish buildings on the horse property. They said they only need 10 acres and wanted to know if we wanted to partner but the remaining acreage has a creek and is hilly; thus, not making it very usable.

**ADJOURNMENT**

Commissioner Leinauer moved to adjourn the meeting, with a second by Commissioner Barringer. Motion was approved by voice vote and the meeting was adjourned at 09:04 p.m.

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**Chairman Anna Ahrens**

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**Recording Secretary, Katie Monroe**