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**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY, JANUARY 13TH, 2021**  
**7:00 PM**

10 **CALL TO ORDER**

11 Mr. Oeltjen called the meeting to order at 7:02 pm.

12 **ROLL CALL**

|    |                |                          |          |
|----|----------------|--------------------------|----------|
| 13 | John Oeltjen   | Commission Chairman      |          |
| 14 | Anna Ahrens    | Commission Vice Chairman |          |
| 15 | Terrie Gwin    | Commission Member        |          |
| 16 | Tony Pawloski  | Commission Member        | (absent) |
| 17 | Will Mura      | Commission Member        |          |
| 18 | Tom Matheny    | Commission Member        | (absent) |
| 19 | Bryan McDonald | Commission Member        |          |
| 20 | Rob Barringer  | Commission Member        |          |
| 21 | Jim Jontry     | Commission Member        |          |
| 22 | Molly Hartman  | Commission Member        |          |
| 23 | Jonathan Young | Commission Member        |          |
| 24 | Mary McGrath   | Commission Member        | (absent) |
| 25 | Mayor Becker   | Mayor                    |          |
| 26 | Alderman Pound | Aldermanic Rep           |          |

27 The following staff was also present: Chris Graville, City Attorney; Alexandra Knox, Public Works  
28 Admin; Steve Meyer, Director of Public Works.

29 **AMENDMENT OF AGENDA**

30 N/A

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32 **APPROVAL OF MINUTES**

33 Commissioner Barringer moved to approve the minutes as presented. Commissioner Ahrens  
34 seconded. Motion approved unanimously by voice vote.

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36 **UNFINISHED BUSINESS**

37 Petition for Amended Development Plan and Conditional Use Permit at 13307 Manchester  
38 Tabled until February at request of petitioner. Applicant is conducting a traffic study.

39  
40 **NEW BUSINESS**

41 Petition for Subdivision and final record plat at 2919 Old Dougherty Ferry Rd

42 Zoning: Residential B

43 Petitioner: Dan Heffington, obo Raeleen Heffington, property owner

44 Mr. Heffington attended via Zoom to explain the need to replat this subdivision to show  
45 building setbacks 40' from the centerline of the road rather than 40' from the former R/W line.  
46 The road was vacated by St. Louis County many years ago, so the property line is actually the  
47 centerline of the street. He advised there will be less disturbance of land if the setback lines are  
48 revised.

49 Commissioner Barringer moved to approve this petition as presented. Commissioner Ahrens  
50 seconded. A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens, AYE;  
51 Gwin, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Hartman, AYE; Young, AYE;  
52 Becker, ABSTAIN; Pound, ABSTAIN. Motion passed 9-0-2.

53  
54 Petition for Amended Conditional Use Permit – 11711-11773 Manchester Road (The Daily  
55 Bread)

56 Zoning: C-1

57 Petitioner: Des Peres Commons, LLC

58 Peter Sheahan, owner of the Desco Group, spoke about Kinkos/FedEx downsizing across the  
59 United States. This gives The Daily Bread opportunity to expand their space and create an  
60 endcap for a new tenant. He explained there will not be any changes to the exterior of the  
61 building or parking lot.

62 Pat Judd, owner of The Daily Bread informed the commission the need for expansion to  
63 accommodate their catering/bakery business and the need to keep customers comfortably  
64 spaced due to COVID-19.

65 The petitioner did not submit the required architectural drawings until last minute, therefore  
66 the plans were not distributed for commissioner review ahead of time.

67  
68 Chairman Oeltjen referred petition as presented to a subcommittee consisting of  
69 Commissioners Mura, Pawloski, McDonald and himself to review architectural plans and bring  
70 back to P/Z in February.

71  
72 After discussion regarding the pressing deadline a reconsideration was made.

73  
74 Commissioner Mura made a motion to send the petition to a subcommittee and granted  
75 authority to recommend approval or deny the petition.

76  
77 A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens, AYE; Gwin, AYE;  
78 Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Hartman, AYE; Young, AYE; Becker,  
79 Aye; Pound, ABSTAIN. Motion passed 10-0-2.

80  
81 Petition for Conditional Use Permit at 12350 Manchester Rd.

82 Zoning: C-1

83 Petitioner: Jaswinder Nagra, owner Flavors Indian Cuisine

84  
85 Bob McCormack spoke on behalf of the owners of the proposed Indian restaurant. There will  
86 be minor modifications made to the interior, no exterior or parking lot changes. The hours of  
87 operation will be 11am – 10pm.

*reflect no seating change*

88 Commissioner Barringer moved to approve this petition as presented. Commissioner Ahrens  
89 seconded. A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens, AYE;  
90 Gwin, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Hartman, AYE; Young, AYE;  
91 Becker, ABSTAIN; Pound, ABSTAIN. Motion passed 9-0-2.

92

93 **STATUS REPORTS**

94 BOARD OF ALDERMEN REPORT

95 Alderman Pound gave the Board of Alderman report stating Julie Lancaster, Accounting  
96 Supervisor, was named employee of the year. Des Peres is considering contracting our police  
97 dispatch services to another entity, to ultimately save money. Des Peres is also considering  
98 contracting our lifeguarding and pool services to Midwest Pools.

99

100 SUBCOMMITTEE REPORT(S)

101 I) Sign Committee – n/a

102 II) Fence Committee – n/a

103 III) Architectural Review – held an unofficial Zoom meeting to approve a minor façade change  
104 at 12304 Manchester Road.

105

106 **OTHER ITEMS**

107


108 **ADJOURNMENT**

109 Commissioner Jontry moved to adjourn the meeting, with a second by Commissioner Ahrens.  
110 Motion was approved by voice vote and the meeting was adjourned at 8:05 pm.

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Chairman John Oeltjen

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Recording Secretary