



**AND ZONING COMMISSION MEETING MINUTES  
CITY OF DES PERES, MISSOURI  
WEDNESDAY MARCH 8, 2023  
7:00 PM**

**CALL TO ORDER**

Chair Ahrens called the meeting to order at 7:01 p.m.

**ROLL CALL**

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

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

**AMENDMENT OF AGENDA**

Chair Ahrens amended the agenda to present new business before old business. Approved unanimously by voice vote.

**APPROVAL OF MINUTES**

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

**NEW BUSINESS**

**1. Petition for Boundary Adjustment 11904 Lillian Avenue**

Nick Liuzza, owner of NJL Custom Homes, spoke to the commission of their petition to combine (4) 25' lots of record into (2) 50' lots to construct two infill homes.

With no comments from Commissioners or audience, Commissioner Gwin made a motion to recommend approval of the petition as presented. A second by Kardesch. A roll call vote was taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer, AYE; Jontry, AYE; Young, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries.



46 **2. Petition for Conditional Use Permit for restaurant operation at 1193 Colonnade**  
47 **Center; Crisp and Green**

48 Gary Hassenflu, franchise owner, explained the Crisp and Green operation. He explained it is a  
49 fast/casual salad, smoothie and grain bowl restaurant. This location will be the first store in St.  
50 Louis. The assembly model resembles ‘Chipotle’.

51  
52 With no comments from Commissioners or audience, Commissioner Barringer made a motion to  
53 recommend approval of the petition as presented. A second by McGrath. A roll call vote was  
54 taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer,  
55 AYE; Jontry, AYE; Young, AYE; McGrath, AYE; Don, AYE; Kardesch, AYE; Mayor Becker,  
56 ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries.

57  
58 **OLD BUSINESS**

59 **1. Petition for Site Plan Approval/Rezoning for a 182-unit apartment building with 4,000**  
60 **sqft commercial tenant space at 13431 Manchester Road; Magnolia Ridge Apartments**

61 Dan Theis, partner at Barn Owl LLC, presented a slideshow to re-familiarize the commission  
62 with the project. Magnolia Ridge will be a 5 story, 182 luxury apartment building that sits on  
63 6.45 acres. There will be 291 parking spaces, equaling 1.6 spaces per unit and range in rent will  
64 be \$1,800-\$3,500 a month. The entrance to the development will be a right-in right-out onto  
65 Manchester Road. Mr. Thies affirms the design is inspired by Des Peres history.

66 Discussion ensued between Mr. Thies and the commission regarding various topics including  
67 parking, design, landscaping and traffic concerns.

68 Chair Ahrens appointed a subcommittee to meet and discuss the petition in further detail.  
69 Subcommittee members include Commissioners Don, Barringer, McGrath, Gwin and Ahrens  
70 (alt).

71  
72 **2. Amendment of the Municipal Code regarding Comprehensive Marijuana Sales**  
73 **Referred by Board of Aldermen for Development of Requirements in conjunction with**  
74 **passage of a 90-day Moratorium on Comprehensive Marijuana Dispensary Facilities**

75 Mr. Meyer gave a report of the subcommittee meetings held 2/15, 2/21 and 3/7. The  
76 Lochmueller Group proposal for a two-phased traffic study was approved by the Board of  
77 Aldermen 2/27. The subcommittee selected three recommended locations in Valley Park, Creve  
78 Coeur and Dogtown; all operating as comprehensive dispensaries in stand-alone buildings. The  
79 subcommittee recommended the hours of operation should be changed from 8a – 10p to 8a – 8p.  
80 Motion passed. The subcommittee discussed buffers; 500’ around parks, motion passed; 1000’  
81 buffer around churches, schools and daycares, motion passed; Commissioner Barringer  
82 recommended a buffer from “minor oriented businesses”; but it’d be difficult to define such,  
83 motion tabled; 100’ buffer along residential area, motion tabled.

84 Subcommittee to reconvene 3/29.

85  
86 Yvonne Allen – 1600 Bopp Rd – spoke in opposition of marijuana  
87 Mary Anne Wagner – 35 Armat Ct – had questions regarding the operation  
88 Nancy Staley – 1819 N Ballas – had questions regarding the traffic study  
89 Nina Makalintal – owner of Mathnasium – spoke in opposition of marijuana  
90 Jeanne Fluri – 1820 Gray Dr – spoke in opposition of marijuana



91 **STATUS REPORTS**

92 **1. BOARD OF ALDERMEN**

93 Alderman Pound gave report of the Board of Aldermen. He states they've approved contracts for  
94 this year's capital improvements and the deer hunt for next year in Phantom Forest and Bittersweet  
95 Woods.

96 **2. SUBCOMMITTEE(S)**

- 97 1. SIGN COMMITTEE – None  
98 2. FENCE COMMITTEE – staff needs to schedule a fence exception committee for 932  
99 Devereaux  
100 3. ARCHITECTURAL REVIEW COMMITTEE – None

101

102 **OTHER ITEMS**

103

104 **ADJOURNMENT**

105 Commissioner Pawloski moved to adjourn the meeting, with a second by Commissioner Young.  
106 Motion was approved by voice vote and the meeting was adjourned at 8:45 p.m.

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**Chairperson Anna Ahrens**

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**Recording Secretary, Alexandra Knox**