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**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY, MARCH 13, 2022**  
**7:00 PM**

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**CALL TO ORDER**

Chairman Ahrens called the meeting to order at 7:01pm.

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**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
Jonathan Young	Commission Member
Mary McGrath	Commission Member
Derek Don	Commission Member
Kurt Leinauer	Commission Member
Mayor Becker	Mayor
Alderman Pound	Aldermanic Rep

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

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**AMENDMENT OF AGENDA**

None requested.

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**APPROVAL OF MINUTES – MARCH 9, 2022**

Commission Don entertained a slight correction to the minutes pertaining to line #126 as reflected below: Commission Don made a motion for the ~~subcommittee~~ Commission to meet with PGAV, specifically John Brancaglione, and any city staff prior to the first subcommittee.

Commissioner Hartman made a motion to approve the minutes as amended. Second by Commissioner Barringer. Motion approved unanimously by voice vote.

**OLD BUSINESS**

**1. PETITION FOR CONDITIONAL USE PERMIT FOR MEDICAL MARIJUANA DISPENSARY– 12095 MANCHESTER RD – ROOT 66**

**Petitioner: GF Wellness Fenton LLC**

This petition has been stayed pending an appeal to the Board of Adjustment relating to the determination of the zoning enforcement officer that 12095 Manchester Road is not within 1,000 feet of a church, school, or daycare center as it relates to Section 408.015.D of the municipal code. This appeal will be on the April 27 meeting agenda.

**2. WORK SESSION ON UTILIZATION OF PLANNED DEVELOPMENT (PD) REGULATIONS PERTAINING TO MULTI-FAMILY DEVELOPMENTS**

**Presenter: John Brancaglione, PGAV**

Chairman Ahrens advised that the purpose of the meeting was to provide a high-level overview of multi-family housing with an emphasis on utilization of planned development districts. Chairman Ahrens further advised that the Commission would not be addressing specific comments or questions pertaining to the Magnolia development as those matters would be handled at the subcommittee level.

Assistant City Administrator Scott Schaefer echoed those expectations and further suggested that the Commission generate some level of consensus, if any, on whether to embrace multi-family housing



56 before taking the next step. This would likely involve drafting and approving modifications to the 2015  
57 Comprehensive Plan which currently lacks any reference to apartment uses or multi-family housing. City  
58 Attorney Chris Graville advised that the Planning & Zoning Commission under Missouri Law has the  
59 independent authority to enact changes to the Comprehensive Plan without Board of Aldermen approval.  
60

61 Mr. Schaefer introduced John Brancaglione (PGAV) in his capacity as planning consultant and advisor to  
62 the city on matters pertaining to the Magnolia Ridge petition as authorized under the pre-funding  
63 agreement that was approved by the Board of Aldermen in February. Mr. Schaefer highlighted Mr.  
64 Brancaglione's longstanding relationship with the city in which he personally presided over the redraft of  
65 our comprehensive plan and zoning code which makes him uniquely positioned to facilitate any  
66 conversation that may result in changes to those documents.  
67

68 John Brancaglione provided a brief synopsis of his memorandum dated March 22 which outlines some of  
69 prevailing trends in the housing market with a specific focus on upscale, luxury apartment uses similar to  
70 those being pursued under the Magnolia Ridge plan. Mr. Brancaglione offered a quick refresher on  
71 planned development districts and their intended use as a negotiated zoning tool to achieve greater  
72 development flexibility not otherwise afforded under conventional zoning. Mr. Brancaglione advised that  
73 unlike traditional overlays, planned development districts represent distinct and separate zoning  
74 categories tied to a specific tract of land or property. Mr. Brancaglione clarified that any project approved  
75 under planned development regulations in one location does not automatically set a precedent for  
76 another location, as each planned development is structured to reflect a unique set of rules governing that  
77 particular development and use. Those rules are based on the unique characteristics of the property such  
78 as size, location, access, surrounding uses, and traffic impact.  
79

80 Mr. Brancaglione concluded by stating that the proposed Magnolia Ridge concept provides a perfect  
81 example of a property where PD regulations can bring what appears to be a high-quality project to a  
82 location that would otherwise have difficulty for development. Mr. Brancaglione went on to advise that the  
83 Magnolia project, or projects similar in nature, would make good use of this particular site which has been  
84 historically vacant.  
85

86 Paul Fingerhut (1897 Point Oak) questioned whether the act of permitting upscale apartment uses might  
87 draw transient occupants instead of permanent residents. Mr. Brancaglione advised that luxury  
88 apartments in Des Peres would likely attract higher-income tenants with active lifestyles who prefer to  
89 minimize maintenance responsibilities generally associated with homeownership. While some of those  
90 tenants might be transient due to having secondary properties elsewhere, many are expected to be  
91 corporate professionals who already work and possibly live in Des Peres.  
92

93 Commission Barringer raised concerns about the city's ability to establish and enforce quality  
94 architectural standards when utilizing planned development regulations. Mr. Brancaglione advised that  
95 PD districts afford significant latitude for the city when establishing architectural standards as those terms  
96 are negotiated during the legislative process. City Attorney Chris Graville advised that negotiated  
97 architectural elements for any development would likely occur after the project receives preliminary and  
98 conceptual approval as part of a double legislative process.  
99

100 Kathleen Gmelich (12318 Ballas Estates) brought attention to the importance of the Comprehensive Plan  
101 as a long-range planning tool but also in terms of protecting the city against unforeseen future litigation.  
102 Kathleen later expressed her support for considering changes to the Comprehensive Plan as a necessary  
103 first step before taking action on any development proposals that would substantially deviate from our  
104 zoning ordinances. Kathleen expressed gratitude to the Commission and the residents for their attention  
105 on this very important matter.  
106

107 Commissioner McGrath raised questions about the performance of the Alinea Apartments located directly  
108 west of the Magnolia Ridge site which falls under St. Louis County jurisdiction. Petitioner Dan Thies  
109 emphasized that the Ailnea development has reached 98% occupancy which represents an ideal



110 percentage as it provides some level of flexibility to increase rates given the heightened competition and  
111 limited space.

112  
113 Aldermen John Pound emphasized that while zoning text amendments are achievable, they are serious  
114 matters that deserve substantial review and consideration based on future implications to the surrounding  
115 properties which are rarely predictable at the time of adoption.

116  
117 Jeff Hunt, attorney representing the neighboring residents of Town and Country, argued that there is no  
118 constitutional precedent that would mandate inclusion of multi-family housing in Des Peres or any  
119 community.

120  
121 Kathy Mansfield (12331 Dunmorr) emphasized that the Alinea apartment development has roughly 15-20  
122 units available according to its website therefore contradicting the petitioner's argument that a significant  
123 demand for rental housing exists throughout the community. Ms. Mansfield later brought attention to the  
124 junky and unappealing aesthetics of the Alinea development which is a self-proclaimed luxury apartment  
125 concept similar to those being pursued under the Magnolia Ridge plan. Ms. Mansfield went on to question  
126 the value of having outside developers dictate the content of our zoning ordinances, suggesting that  
127 apartments would become widespread if that were allowed. Ms. Mansfield concluded with an observation  
128 that sufficient residential growth already exists in Des Peres and that apartment uses fail to provide any  
129 tangible benefit to the community.

130  
131 Chris Fairbairn (1019 Nana) questioned the value of growing our population which he maintains would  
132 occur should the city permit denser housing developments. Mr. Fairbairn later suggested that Des Peres  
133 is already experiencing overpopulation based on his view of crowded restaurants and congested parking  
134 lots.

135  
136 Hearing no further comments or questions, Chairman Ahrens advised that a subcommittee tasked with  
137 exploring changes to the Comprehensive Plan relative to multi-family housing has been established with  
138 the following commissioners assigned to that study: Rob Barringer, Derek Don, Kurt Leinauer, Jonathan  
139 Young, and Will Mura. In addition, this subcommittee will consider prospective changes to the zoning  
140 code that would allow multi-family uses in Des Peres under a new zoning classification called planned  
141 "PD-RMF" or planned development residential multi-family. A notice to that effect will be posted on the  
142 city website once a meeting date has been solidified.

143  
144 Chairman Ahrens clarified that all discussions regarding the Magnolia Ridge petition would be stayed until  
145 a formal recommendation on the Comprehensive Plan is solidified by the Commission. Therefore, the  
146 subcommittee previously assigned to study the Magnolia Ridge proposal will not meet until further notice.

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148 **NEW BUSINESS – n/a**

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150 **STATUS REPORTS**

- 151 1. BOARD OF ALDERMEN REPORT – n/a  
152 2. SUBCOMMITTEE REPORT(S)  
153 I) Sign Committee – n/a  
154 II) Fence Committee – Commissioner McGrath emphasized that she was not included on any  
155 correspondence relative to the Fence Committee despite being a member. Chairman Ahrens  
156 directed staff to address the miscommunication.  
157 III) Architectural Review – n/a  
158 IV) AD HOC COMMITTEE – n/a  
159

160 **OTHER ITEMS**

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162 **ADJOURNMENT**

163 Commissioner Mura moved to adjourn the meeting, with a second by Commissioner Leinauer. Motion  
164 was approved by voice vote and the meeting was adjourned at 9:06pm.



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167 **Chairman Anna Ahrens**  
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170 **Recording Secretary**