



**AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY MAY 10, 2023
7:00 PM**

CALL TO ORDER

Chair Ahrens called the meeting to order at 7:00 p.m.

ROLL CALL

Anna Ahrens	Commission Chair	
Will Mura	Commission Vice Chair	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	(ABSENT)
Mary McGrath	Commission Member	(ABSENT)
Kurt Leinauer	Commission Member	
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	
Tim Callahan	Commission Member	(ABSENT)
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

APPROVAL OF MINUTES

Commissioner Barringer pointed out page 2 line 85 needs to be corrected to reflect the correct vote tally. Line 85 states “120’ buffer from “minor oriented education” facilities (denied 2-4 vote)”; when it should state, “denied 3-4 vote”. Vice Chair Mura motioned to approve the minutes as amended. Second by Pawloski. Minutes approved by unanimous voice vote.

OLD BUSINESS

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

Assistant City Administrator Schaefer gave an update of the project noting that the subcommittee could not align schedules to meet since the April P/Z meeting. He notes there were three (3) outstanding topics 1. Photometric design 2. The proposal for the retaining wall along the North of the property and 3. The landscape plan designating trees for removal and replacement. Mr. Schaefer states the subcommittee has spent a substantial amount of time reviewing this petition and finds this preliminary development plan substantial enough for a recommendation to the Board of Aldermen.



46 Mr. and Mrs. Whitaker, 13016 Pingry Pl, mentioned the potential landscape plan and how there
47 was a gap in tree coverage at their South property line and that they'd be looking right at the
48 retaining wall and parking spaces from their main and upper floors.

49
50 Chair Ahrens announced the City and the developer have been very considerate of the neighbors
51 in Town and Country to meet, not everyone's needs, but as many as possible.

52
53 Mr. Graville stated this preliminary plan is just a "rough sketch" and will need to come back to
54 the planning commission for final development plan approval.

55
56 With no comments from Commissioners or audience, Vice Chair Mura moved to recommend
57 approval of the petition as presented. A second motion by Barringer. A roll call vote was taken
58 with the following results: Chair Ahrens, AYE; Vice Chair Mura, AYE; Gwin, AYE; Pawloski,
59 AYE; Barringer, AYE; Leinauer, AYE; Don, AYE; Kardesch, AYE; Mayor Becker, ABSTAIN;
60 Alderman Pound, ABSTAIN. Motion Carries 8-0-2.

61
62 **NEW BUSINESS**

- 63 1. Consideration of the establishment of a formal Zoning Text Amendment process
64 Referral from Board of Aldermen
- 65 2. Consideration of Zoning Text Amendment to allow storage facilities Requested by 1879
66 Distilling Company for the purposes of constructing a storage facility at 2141 Sam's
67 Drive
- 68 3. Consideration of Zoning Text Amendment to create a new zoning district with differing
69 regulations for lots greater than 2 acres in size Requested by Holly Fessler of 7
70 Claychester Drive for the purpose of constructing a detached garage and pool house
71 larger than what is currently allowed by the zoning code

72
73 These three items were discussed as a whole. Mr. Meyer gave a background of requests for
74 zoning text amendments and explained there have been many petitioner-initiated requests in the
75 past couple of years. The Board of Aldermen requests the planning commission to create a
76 formal process for these requests.

77
78 There was lengthy debate and discussion whether to act on items 2 and 3 now or to wait until a
79 formal process was in place.
80 Commissioner Don moved to form a subcommittee to establish a zoning text amendment process
81 and table items 2 and 3.

82
83 Commissioner Kardesch mentioned she is concerned about the length of time the petitioners (of
84 items 2 and 3) would be waiting.

85
86 Chair Ahrens allowed the petitioners to speak.

87
88 Holly Fessler, petitioner at 7 Claychester – explained her project and the obstacles she has ran
89 into with the City regarding her property. The Fesslers live on 2+ acres and believes the City
90 needs a separate zoning district for large lots. She explained she had to apply to Board of



91 Adjustment in 2017 to build her home (garage) because our zoning code limits garage size to
92 1,000sqft max. Now, she wants to build a pool house, but our zoning code limits accessory
93 structures to 40% of the total sqft of the main structure, therefore needing a variance or other
94 avenue. The Board of Adjustment advised she request a text amendment, rather than a variance,
95 because there is no hardship on the property.

96 The Board of Aldermen has referred her petition to the planning commission. She noted this
97 process has already taken months and she does not desire to be held up much longer.

98
99 Mark Disper, owner of The Village Bar – gave background of his petition. He wants to build a
100 storage facility for his distilling/packaging supplies and desires to stay in Des Peres. He claims
101 the land is unusable to others due to the topography and the property is nearly hidden. He claims
102 his storage facility would be the same as Schnucks, Dierberg’s and Sam’s, although he would not
103 be selling at the storage location.

104
105 Commissioner Leinauer stated we need to consider petitions 2 and 3 due to the fact they’d
106 already been referred by the Board of Aldermen. Commissioner Gwin echoed that statement.

107
108 Commissioner Don moved to form a subcommittee to establish a zoning text amendment process
109 and table items 2 and 3.

110 Without a second, the motion died.

111
112 Vice Chair Mura moved to form three subcommittees regarding each petition and requests a
113 moratorium from/to the Board of Aldermen prohibiting any requests for Zoning Text
114 Amendments until a formal process is in place. A second by Leinauer. A roll call vote was taken
115 with the following results: Chair Ahrens, AYE; Vice Chair Mura, AYE; Gwin, AYE; Pawloski,
116 AYE; Barringer, AYE; Leinauer, AYE; Don, NAY; Kardesch, AYE; Mayor Becker, ABSTAIN;
117 Alderman Pound, ABSTAIN. Motion Carries 7-1-2.

118
119 **STATUS REPORTS**

120 **1. BOARD OF ALDERMEN**

121 Alderman Pound voiced the Board has been discussing recreational marijuana for the past couple
122 weeks, with a public hearing held 5/10. He announced the Board’s intention to place the agenda item
123 on the 2024 Ballot. Commissioner Barringer wanted to reopen discussion on recreational marijuana
124 buffers based upon the fact that he and two other commissioners were absent last meeting. The City
125 Attorney stressed the issue had moved on and is now in the hands of the BOA.

126
127 **2. SUBCOMMITTEE(S)**

- 128 1. SIGN COMMITTEE – None
129 2. FENCE COMMITTEE – 932 Devereaux – report of fence committee held 4/25.
130 3. ARCHITECTURAL REVIEW COMMITTEE – None

131
132 **OTHER ITEMS**

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134 **ADJOURNMENT**



135 Vice Chair Mura moved to adjourn the meeting, with a second by Commissioner Pawloski.
136 Motion approved by voice vote and the meeting adjourned at 9:18 p.m.

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Chairperson Anna Ahrens

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Recording Secretary, Alexandra Knox

DRAFT