



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY JULY 12, 2023
7:00 PM**

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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	
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	(absent)
Tim Callahan	Commission Member	
Mayor Becker	Mayor	
Alderman Kleinschmidt	Aldermanic Rep	(absent)

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

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

Chair Ahrens stated line 37 of the June 14 meeting minutes should state “of the Comprehensive Plan”. She also wanted to add to line 38 “to cover the cost of text amendment”. Commissioner Gwin moved to recommend approval with changes. A second motion by Pawloski. Minutes approved unanimously by voice vote.

NEW BUSINESS

1. Petition for Conditional Use Permit for a Restaurant (Tea Talk) located at 11754 Manchester Road

Ngan Do, owner, spoke to the Commission regarding her desire to open a bubble tea restaurant in Des Peres. Tea Talk will be open from 11:30a – 8:30p 7 days a week. There will be seating for 10 patrons, although most orders are placed at the counter to-go and meets parking requirements.

Mr. Meyer mentioned City Planner Kate Crimmins was on vacation who wrote the staff report, however the petition was a very straightforward interior remodel, but a restaurant is a Conditional Use.

With no further comments from commissioners or others, Commissioner Jontry moved to recommend approval of the CUP as presented. A second motion by Barringer. A roll call vote was taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer,



50 AYE; Jontry, AYE; McGrath, AYE; Leinauer, AYE; Don, AYE; Callahan, AYE; Mayor Becker,
51 ABSTAIN; Motion Carries 9-0-1

- 52
53 2. Petition for Site Plan Approval (Wholesale Plumbing Supply) located at 13384
54 Manchester Road
55 a. Petition for Uniform Sign Standards
56

57 Jeff Henning, VP of Wholesale Plumbing Supply and Brian Ivy, Architect, spoke to the
58 Commission regarding the desire to open a wholesale plumbing business in Des Peres.
59 Wholesale Plumbing Supply is a rapidly growing 3rd generation St. Louis based business. Both
60 state the petition is to change the building color from red and grey to blue and grey. Petitioner is
61 also requesting an update in sign standards. WP will replace the existing red awning with blue
62 once the life of the awning is expired. Wholesale Plumbing supply will have a storage area
63 inside the building and desires to add a wider overhead door and a loading dock to
64 accommodate deliveries.
65

66 Mr. Meyer again mentioned Mrs. Crimmins wrote the staff report, however the petition was also
67 straightforward.
68

69 There were questions from Commissioners asking if this business would be open to the public,
70 what were expected delivery hours and if there would be any impact on the residential
71 neighborhood to the south.
72

73 The petitioners answered there will be a small retail area in the front of the store open to the
74 public, the delivery hours are 6a-7a (for trucks leaving the site) and 8a-3p for incoming
75 deliveries and there is an existing masonry wall at the rear of the site with some trees.
76

77 With no further comments from commissioners or others, Commissioner Leinauer moved to
78 recommend approval of the Petition for Site Plan as presented. A second motion by Callahan.
79 A roll call vote was taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski,
80 AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE; Leinauer, AYE; Don, AYE; Callahan, AYE;
81 Mayor Becker, ABSTAIN; Motion Carries 9-0-1
82

83 Commissioner McGrath moved to recommend approval of the uniform sign standards as
84 presented. A second motion by Don. A roll call vote was taken with the following results: Chair
85 Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer, AYE; Jontry, AYE; McGrath, AYE;
86 Leinauer, AYE; Don, AYE; Callahan, AYE; Mayor Becker, ABSTAIN; Motion Carries 9-0-1
87

88 **STATUS REPORTS**

89 **1. BOARD OF ALDERMEN**

90 Mayor Becker gave report of the Board of Aldermen meetings.
91

92 **2. SUBCOMMITTEE(S)**

- 93 1. SIGN COMMITTEE – None
94 2. FENCE COMMITTEE – Fence exception approved at 1 Briarbrook Trail
95 3. ARCHITECTURAL REVIEW COMMITTEE – None
96

97 **OTHER ITEMS**

98 **ADJOURNMENT**



99 Commissioner Don moved to adjourn the meeting, with a second by Commissioner Pawloski.
100 Motion approved by voice vote and the meeting adjourned at 7:30 p.m.

101
102 *Anna G Ahrens*
103 **Chairperson Anna Ahrens**

104
105 *A Knox*
106 **Recording Secretary, Alexandra Knox**