



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY SEPTEMBER 13, 2023
7:00 PM**

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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	(absent)
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	(absent)
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	
Tim Callahan	Commission Member	
Mayor Becker	Mayor	
Alderman Kleinschmidt	Aldermanic Rep	(absent)

The following staff members were present: Chris Graville, City Attorney; Alexandra Knox, Public Works Admin; Kate Crimmins, City Planner

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

Commissioner Barringer wants the August record to reflect he received a letter from Root 66 representatives before the August meeting asking to recuse himself and his rebuttal letter in response.

Commissioner Don moved to amend the August minutes to include both letters. A second motion by Pawloski. Motion approved by voice vote. ([attached here](#) for digital version)

With no further comments, Commissioner Leinauer moved to approve the August minutes as amended. A second by McGrath. Minutes approved by voice vote.

NEW BUSINESS

1. Petition for Master Site Plan Approval and Amended Conditional Use Permit for Gasoline Service Station at 13455 Manchester Road

Petitioner: Walmart Properties/Sams Club

City Planner Crimmins gave a background of the property and explained the project. Sams Club desires to add an additional 5 pumps (to 22 fueling positions) and defined queue lanes for each pump. 40 parking spaces will be eliminated, but will still be well over parking requirements.



50 Commissioner Kardesch questioned how traffic to the pumps will be directed. Current
51 entrances are from Manchester and Barrett station and is chaotic. Traffic from Barrett Station
52 tends to speed up the hill, often making it dangerous for traffic leaving the gas pumps.

53
54 Keith Moore, P.E., Carlson Consultants on behalf of Sams Club, explained their project. Traffic
55 flow to the gas pumps is their main concern. He claims this is an older site, one of the first clubs
56 to install gas pumps, and is in dire need of improvements. They will be adding stop signs, stop
57 bars, elongating islands and installing new fuel pumps.

58
59 Commissioner Barringer asked if patrons would be able to pull through the pumps and around a
60 car in front of them if the forward pump was open or if the car was taking too long.
61 Mr. Moore answered there is not enough room for pump expansion and drive thru access, so
62 no, you wouldn't be able to go around a vehicle.

63
64 Commissioner McGrath stated anything is an improvement from what they have now.

65
66 With no further comments from commissioners or others, Commissioner Barringer moved to
67 recommend approval of petition as presented. A second motion by Don. A roll call vote was
68 taken with the following results: Chair Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Barringer, AYE;
69 McGrath, AYE; Leinauer, AYE; Don, AYE; Kardesch, AYE; Callahan, AYE; Mayor Becker,
70 ABSTAIN. Motion Carries 9-0-1.

71
72 2. Petition for Conditional Use Permit for a restaurant at 12055 Manchester Road
73 Petitioner: Tiger Tea
74 Planner Crimmins gave a background of the project, stating this is a coffee/tea/restaurant open
75 daily from 11am – 8pm. They will have 20 seats, although business will primarily be take out.
76 They also meet parking requirements.

77
78 Petitioner gave presentation about their project.

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

85 86 **STATUS REPORTS**

87 **1. BOARD OF ALDERMEN**

88 Mayor Becker and Alderman Kleinschmidt gave report of the recent Board of Aldermen meetings.

89 90 **2. SUBCOMMITTEE(S)**

- 91 1. SIGN COMMITTEE – None
- 92 2. FENCE COMMITTEE – None
- 93 3. ARCHITECTURAL REVIEW COMMITTEE – None

94 95 **OTHER ITEMS** 96 **ADJOURNMENT**

97 Commissioner Don moved to adjourn the meeting, with a second by Commissioner McGrath.
98 Motion approved by voice vote and the meeting adjourned at 7:47 p.m.



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101 **Chairperson Anna Ahrens**

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104 **Recording Secretary, Alexandra Knox**

DRAFT