



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY OCTOBER 11, 2023
7:00 PM**

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CALL TO ORDER

Chair Ahrens called the meeting to order at 7:02 p.m.

ROLL CALL

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

With no comments, Commissioner Leinauer motioned to approve the September minutes as amended. A second by Gwin. Minutes approved by voice vote.

NEW BUSINESS

1. Petition for 1,040 sqft. Conditional Accessory Structure at 7 Claychester Dr.
 Petitioner: Gunn & Smith Architects, on behalf of Scott and Holly Fessler, owners
 Planner Crimmins gave summary of the project, a 1,040 sqft pool house that will be architecturally consistent with the main home. In total, the pool and pool house will equal 30% of the main floor area of the home, up to 55% is allowed on lots greater than 2.5 acres. Planner Crimmins stated there was no stormwater mitigation plan required when the main home was built, but is provided in the plans for the pool house.

- With no comments from commissioners or others, Commissioner Gwin motioned to recommend approval of petition as presented. A second motion by McGrath. A roll call vote was taken with the following results: Chair Ahrens, AYE; Mura, AYE; Gwin, AYE; McGrath, AYE; Leinauer, AYE; Kardesch, AYE; Callahan, AYE; Mayor Becker, ABSTAIN. Motion Carries 8-0-1.

2. Petition to Rezone from C-1 to PD-C at 13303, 13307 and 13275 Manchester (Des Peres Pointe) and re-adoption of the Master Development Plan
 Petitioner: Des Peres Board of Aldermen



51 Planner Crimmins gave a background of the project, stating Des Peres Pointe is the second of
52 the three areas referred to the Planning and Zoning Commission for consideration of rezoning to
53 Planned Development – Commercial. Des Peres Pointe was developed under “C-5 Planned
54 Business Center” zoning. When the zoning code was updated in 2017 and C-5 zoning was
55 eliminated, the area was rezoned to C-1, the most restrictive commercial zoning district. No
56 changes are proposed to the existing development.

57 Uses that require a CUP under the general zoning code would not require issuance of a CUP
58 within the development, but will instead be reviewed and approved administratively. Any major
59 site plan adjustments will be subject to review and recommendation to the Planning and Zoning
60 Commission and the Board of Aldermen.

61
62 Joel Montgomery, owner of the property, states he is in support of the rezoning to PD-C and re-
63 adoption of the Master Development Plan.

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65 With no further comments from commissioners or others, Commissioner Callahan motioned to
66 recommend approval of petition to rezone to PD-C as presented. A second motion by Jontry. A
67 roll call vote was taken with the following results: Chair Ahrens, AYE; Mura, AYE; Gwin, AYE;
68 McGrath, AYE; Leinauer, AYE; Kardesch, AYE; Callahan, AYE; Mayor Becker, ABSTAIN.
69 Motion Carries 8-0-1.

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71 Commissioner Leinauer motioned to recommend approval of the re-adoption of the Master
72 Development Plan as presented. A second motion by Callahan. A roll call vote was taken with
73 the following results: Chair Ahrens, AYE; Mura, AYE; Gwin, AYE; McGrath, AYE; Leinauer,
74 AYE; Kardesch, AYE; Callahan, AYE; Mayor Becker, ABSTAIN. Motion Carries 8-0-1.

75 **STATUS REPORTS**

76 **1. BOARD OF ALDERMEN**

77 Mayor Becker gave report of the recent Board of Aldermen meetings.

78 **2. SUBCOMMITTEE(S)**

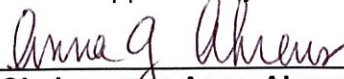
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80 1. SIGN COMMITTEE – None
81 2. FENCE COMMITTEE – None
82 3. ARCHITECTURAL REVIEW COMMITTEE – None
83

84 **OTHER ITEMS**

85 Originally not on the agenda, Chair Ahrens stated she and Planner Crimmins are exploring
86 adding/updating Commercial Standards to the Zoning Code.
87

88 **ADJOURNMENT**

89 Commissioner Jontry moved to adjourn the meeting, with a second by Commissioner McGrath.
90 Motion approved by voice vote and the meeting adjourned at 7:54 p.m.

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94 **Chairperson Anna Ahrens**

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96 _____
97 **Recording Secretary, Alexandra Knox**