



**PLANNING AND ZONING COMMISSION MEETING MINUTES
CITY OF DES PERES, MISSOURI
WEDNESDAY OCTOBER 12, 2022
7:00 PM**

CALL TO ORDER

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

ROLL CALL

Anna Ahrens	Commission Chairman	
Will Mura	Commission Vice Chairman	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	(ABSENT)
Rob Barringer	Commission Member	(ABSENT)
Jim Jontry	Commission Member	
Molly Hartman	Commission Member	(ABSENT)
Jonathan Young	Commission Member	
Mary McGrath	Commission Member	
Kurt Leinauer	Commission Member	(ABSENT)
Derek Don	Commission Member	
Cynthia Kardesch	Commission Member	(ABSENT)
Mayor Becker	Mayor	(ABSENT)
Alderman Pound	Aldermanic Rep	

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

AMENDMENT OF AGENDA

Chairman amended agenda to discuss Home Occupations, Medwise, 13431 Manchester Road/Zoning Text Amendments, Fence Regulations, respectively.
Approved unanimously by voice vote.

APPROVAL OF MINUTES

Commissioner Don made a motion to approve the minutes as presented. Second by Young.
Motion approved unanimously by voice vote.

OLD BUSINESS

1. Ordinance pertaining to Home Occupations

Proposed by: Des Peres Planning and Zoning Commission

Mr. Graville informed the proposed changes in our zoning code in response to the Missouri General Assembly adoption of HB1662. HB1662 limits municipalities to regulate home occupations. Previously we were able to govern *type* of home occupation, going forward, we are only able to regulate the impact of home occupations. The proposed language outlines the definition of ‘impact’ and what steps staff would take if there was a violation.



45 Chairman Ahrens wants to define certain terms such as ‘substantial and reasonable’. She will
46 send comments to City Counsel for revision and will reconvene for a recommendation in
47 November.
48

49 2. Petition for Boundary Adjustment/Site Plan Approval/Conditional Use Permit
50 **12030 MANCHESTER RD and 1087/1091 KINSTERN DR (MedWise Urgent Care)**

51 Petitioner: Ashley Goodrich, Quick Trip of Tulsa

52 Commissioner Jontry gave a report of the subcommittee meeting held 10/4. The commissioners
53 and residents had a few requests that the petitioner was going to reevaluate, such as; placing a
54 fence on top of the south retaining wall to block headlights, a sidewalk along the west side of
55 Kinsterm from Academy to Manchester, more muted color of the building rather than the bright
56 colors. Commissioner Jontry explained residents expressed concerns regarding increased traffic
57 in the neighborhood, to which the traffic engineer explained that an urgent care clinic will have
58 significantly less traffic than a pizza restaurant based upon data. The subcommittee members
59 requested data from existing MedWise facilities on number of traffic. The subcommittee
60 questioned need for another urgent care in the area, as many existing locations are struggling due
61 to staffing issues. The subcommittee is slated to meet in the next couple weeks and reconvene at
62 the regular meeting to discuss with a potential recommendation.
63

64 Tracy Kinser, resident at 1007 Kinsterm, addressed the commission concerned for her children’s
65 safety if there is an increase in traffic in the residential neighborhood. She questioned whether
66 Des Peres could close off the street.

67 Steve explained that it would not be his decision to close the street, it would take a vote from the
68 Board of Aldermen. It would need to be determined the closure of the street would be in the best
69 interest of the City. He explained closing the street would be difficult on plow crews and public
70 safety response time.
71

72 3. Petition for Zoning Text Amendment for PD-MXD, Petition for Rezoning, Petition for Site
73 Plan approval for a 180-unit apartment building with 4,000sqft Commercial Tenant Space.

74 **13431 Manchester Road – Magnolia Ridge Apartments**

75 Petitioner: Barn Owl LLC

76 Chairman Ahrens explained that P&Z voted to amend the Comprehensive Plan to allow PD-
77 MXD developments west of Ballas Road in C-1 and C-2 districts. The two remaining petitions
78 for this development are for (1) Zoning Text Amendments and (2) Rezone to PD-MXD and
79 Master Site Plan. Mrs. Ahrens explained that it makes sense for the two legislative items to go
80 through Planning and Zoning Commission and the Board of Aldermen in tandem rather than
81 separately on the logic that the Board of Aldermen has historically preferred to consider projects
82 jointly. Mr. Schaefer echoed that statement by citing historical precedent with the Village Bar
83 distillery being the most recent example. City Attorney Chris Graville and Aldermanic Liaison
84 John Pound advised that while the Board of Aldermen has traditionally considered these types of
85 projects jointly, the Commission ultimately has final say over the procedural steps.
86

87 Commissioner Don stated he strongly feels that the petitions need to be completely separate.
88 There needs to be more focus on the text amendment so we are not catering to a specific



89 development. Commissioner Don went on to recommend that the Commission table discussions
90 on Magnolia Ridge until the zoning amendments are fully agreed-upon.

91
92 Commissioner Don made a motion to postpone discussions on the Magnolia Ridge petition until
93 a formal recommendation on the PD-MXD zoning framework is complete. Seconded by Jontry.
94 A roll call vote was taken with the following results: Ahrens, nay; Mura, aye; Gwin, aye; Jontry,
95 aye; Young, nay; McGrath, nay; Don, aye; Pound, abstain; 4-3-1.

96
97 Mr. Schaefer asked for clarification on whether the Commission intends to review the Magnolia
98 Ridge proposal (1) after the Commission finalizes its recommendation on the proposed zoning
99 amendments or (2) after the Board of Aldermen makes a final determination on the zoning
100 changes. Following a brief discussion on the merits of using both approaches, the Commission
101 informally settled on the idea of resuming discussions with the Magnolia Ridge petition
102 immediately upon the Commission taking action on the zoning text amendments therefore
103 allowing both legislative items to advance separately while keeping momentum in the project.
104 Based on that consensus, the Commission advised the petitioner that no presentations on the
105 Magnolia Ridge submittal would be entertained until the appropriate time.

106
107 Mr. Schaefer provided a general overview of the various zoning changes that were discussed but
108 not formally recommended at the subcommittee level. Those changes focused broadly on
109 minimum acreage requirements for PD-MXD zoning, requirements for inclusion of commercial
110 tenant space, below-grade parking arrangements, density considerations, minimum setback rules,
111 maximum building height, and parking standards. Chairperson Ahrens tasked the Commission
112 with reviewing these various changes prior to the November meeting to allow for a more
113 productive conversation.

114
115 Chairperson Ahrens petitioned the audience for feedback.

116
117 Mrs. Kathleen Gmelich questioned if the items for zoning text amendment had already been
118 decided or are they going to be discussed.

119
120 Mr. Schaefer responded that those items will be discussed. The Magnolia project cannot proceed
121 based upon those obstacles.

122
123 Mr. John Hessel addressed the commission regarding the Magnolia Project. He claims when
124 faced with a zoning text amendment, a presentation (regarding the submittal) usually gives the
125 commission perspective and an opportunity to take the words and apply them in application to be
126 more or less restrictive.

127
128 Mr. Jeff Hunt claims he was not expecting a presentation judging by the agenda provided.

129
130 **STATUS REPORTS**

131 **1. BOARD OF ALDERMEN**

132 Alderman Pound reported the Board approved a change in the yard waste service beginning
133 January 1, 2023. Yard Waste will be picked up the same day as regular waste and recycling and



134 Des Peres will be receiving a cost savings as well.

135 **2. SUBCOMMITTEE(S)**

- 136 1. SIGN COMMITTEE – None
137 2. FENCE COMMITTEE – None
138 3. ARCHITECTURAL REVIEW COMMITTEE – None

139

140 **OTHER ITEMS**

141

142 **ADJOURNMENT**

143 Commissioner Jontry moved to adjourn the meeting, with a second by Chairman Ahrens. Motion
144 was approved by voice vote and the meeting was adjourned at 9:17 p.m.

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Chairman Anna Ahrens

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Recording Secretary, Alexandra Knox