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MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, OCTOBER 13, 2021
7:00 PM

CALL TO ORDER

Chairman Ahrens called the meeting to order at 7:02 pm.

ROLL CALL

Anna Ahrens	Commission Chairman	
Will Mura	Commission Vice Chairman	
Terrie Gwin	Commission Member	(ABSENT)
Tony Pawloski	Commission Member	(ABSENT)
Bryan McDonald	Commission Member	(ABSENT)
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	
Molly Hartman	Commission Member	(ABSENT)
Jonathan Young	Commission Member	
Mary McGrath	Commission Member	
Mayor Becker	Mayor	
Alderman Pound	Aldermanic Rep	

The following staff was also present: Nathan Bruns, City Attorney Colleague; Alexandra Knox, Public Works Admin; Steve Meyer, Director of Public Works.

AMENDMENT OF AGENDA

N/A

APPROVAL OF MINUTES

Chairman Ahrens requested line 63 reflect past tense "stated", rather than "states".
Commissioner Barringer made a motion to approve the minutes as amended. Second by Mura. Motion approved unanimously by voice vote.

UNFINISHED BUSINESS

1. Petition for Conditional Accessory Structure – 303 Greenbriar Estates Drive

Petitioner: Michelle and Dean Millonas, property owners

Mr. Meyer states we have not had any correspondence with the Millonas' since early summer. They had not applied to Board of Adjustment as requested.

Commissioner Young made a motion to table indefinitely until the petitioner submits for Board of Adjustment. Second by Barringer. A roll call vote was taken with the following results: Ahrens, AYE; Mura, AYE; Barringer, AYE; Jontry, AYE; Young, AYE; McGrath, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 6-0-2.

NEW BUSINESS

1. Petition for (2 lot) Subdivision – 12445 Springdale Lane

Proposed by: Vanderbilt Homes

Gabe Dubois with THD Design Group on behalf of Vanderbilt Homes explained the petition for minor subdivision sketch plan.

The property is currently 2 parcels per the deed and title commitment recorded with St. Louis County, and has an existing parcel line that runs down the center of the property. It is shown as one parcel on GIS and has one locator number. THD is requesting to plat the property as a subdivision plat with dedicated right of way and utility easements for future use. The subject property is zoned A-residential with a 43,000 acre minimum per lot and 50'F, 20'S, 50'R yard setbacks. Both proposed developments meet the minimum requirements per Des Peres Zoning Code. Because more than 1 acre of land will be disturbed, MSD will be required to sign off on the development.

Dave Pollmann, 12519 Springdale Lane, stated his property is directly to west of the home Vanderbilt constructed a couple years ago. He has no issues with the zoning and development of the property, his

58 main concern is the lack of upkeep on the site in terms of runoff, mud, construction debris, as well as
59 maintenance of the road, Springdale Lane. He would like the City to place stipulations on what the
60 developer will be responsible for (damage).

61
62 Chairman Ahrens asked if Springdale Lane has a homeowners association.

63
64 Mr. Pollmann answered no, the residents are responsible for the maintenance. He and the other
65 residents of Springdale Lane feel that the construction of two (or three) 6-7,000 sqft homes, would
66 damage the road considerably more than the one home constructed a couple years ago. The residents
67 should not be responsible for the damage done by the construction.

68
69 Scott Paul, Vanderbilt Homes, stated THD and Vanderbilt Homes had made repairs at the entrance of
70 Springdale Lane, as well as, the neighbor's yard. He was unaware of any other repatch work needed, but
71 would be happy to come up with a plan if the residents wanted to pitch in a repave it.

72
73 Mike Aimerito, 12512 Springdale, stated the road cannot take the pressure from large trucks. Springdale
74 Ln is only 10' with no sidewalks, and would cost 13K to make repairs "to just hold them over".

75
76 Vice Chairman Mura asked if the other homeowners had any interest in dedicating the street to the City.

77
78 Mr. Pollmann answered that it would not be cost effective, because the road would need to be widened to
79 26', and all of the utilities would need to be relocated.

80
81 Nathan Bruns pointed out that the only thing the Commission is considering this evening is whether this
82 petition meets the Code, which it does.

83
84 Vice Chairman Mura suggested establishing a HOA. He stated the City does not having any standing or
85 authority regarding the street, as it is private, and this petition meets all Codes.

86
87 Commissioner Barringer made a motion to approve declaring this petition a minor subdivision.
88 Commissioner McGrath seconded. A roll call vote was taken with the following results: A roll call vote
89 was taken with the following results: Ahrens, AYE; Mura, AYE; Barringer, AYE; Jontry, AYE; Young, AYE;
90 McGrath, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 6-0-2.

91
92 Vice Chairman Mura made a motion to approve a 2 lot subdivision sketch plan. Commissioner Young
93 seconded. A roll call vote was taken with the following results: Ahrens, AYE; Mura, AYE; Barringer, AYE;
94 Jontry, AYE; Young, AYE; McGrath, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion
95 Carries 6-0-2.

96
97 2. Petition for Boundary Adjustment/Site Plan Approval/Conditional Use Permit – 13239 Manchester
98 Petitioner: Shake Shack/Premier Design Group

99
100 Matt Fogarty, Premier Design Group, explained the petition for a new drive-thru/eat-in facility, Shake
101 Shack. The new building will be similar to the existing, will have 56 parking spaces and underground
102 detention for storm water.

103
104 Chairman Ahrens asked how many seats are intended, because there was 118 seats referenced on the
105 development plan, but 120 seats on the furniture plan. This makes a difference for parking calculations.

106
107 Commissioner McGrath asked about the elimination of an access point from Manchester Road. She
108 asked if there would be an island separating the entrance and exit, or a left turn lane on Manchester
109 Road.

110
111 Mr. Fogarty answered they have submitted their plans to MoDOT, and CBB completed a traffic study, but
112 are ultimately waiting to hear what MoDOT will require after their review of the traffic study.

113 Chairman Ahrens asked if there would be a walkup window on the patio, like another St. Louis location.

114

115 Mr. Fogarty answered no, Shake Shack is not planning on having a walkup window. Shake Shack
116 current customers (about 80%) use the app and order ahead feature. Therefore, there is not a stacking
117 issue in the drive thru. Customers at this location will be able to pick up via drive thru or inside pickup.
118

119 Vice Chairman Mura asked why this was applied for as a restaurant rather than a fast-food establishment.
120 Des Peres Zoning defines "Restaurant—fast food: Any restaurant where more than fifty (50) percent of
121 the food sold is consumed off the premises or a restaurant where a drive-through is offered".
122

123 Mr. Fogarty advised that Shake Shack is a fast casual restaurant. A Shake Shack meal is not a
124 McDonald's meal.
125

126 Mr. Meyer explained the differences in parking calculations regarding a fast food establishment vs
127 restaurant. The petitioner calculated parking spaces based upon a restaurant, where CBB referred to the
128 petition a fast food restaurant. For a restaurant (without drive thru) 56 parking spaces are required for the
129 area method, 47 spaces required for the seating method and requires the greater of the two. A fast food
130 restaurant requires 67 parking spaces. The petitioner has shown 55 parking spaces.
131 He explained there are few options to gain a few more parking spaces 1. cross access agreement with
132 neighboring property 2. reduce seating 3. add parking.
133

134 Chris Pelligreen, owner of 13205 Manchester, spoke in support of the project with caveats. He does not
135 want this site to turn into a nightmare location because of its success.
136

137 Commissioner McGrath questioned why not remove the drive thru and make it just a pickup window,
138 similar to the new Chipotle. Shake Shack is assuming customers use the order ahead feature, so it
139 shouldn't make a difference.
140

141 Carl Day, Koch Development, stated they'd have to discuss with Shake Shack if they'd want to eliminate
142 the drive thru aspect.
143

144 Chairman Ahrens deferred this petition to a subcommittee consisting of the following Commissioners –
145 Young, Mura, Barringer, Ahrens (alternate). Motion approved unanimously by voice vote.
146 The subcommittee will meet as soon as we receive comments from MoDOT in regards to the traffic study
147 prepared by CBB.
148

149 **STATUS REPORTS**

150 1. BOARD OF ALDERMEN REPORT

151 Alderman Pound gave the Board of Aldermen report, stating that the Board and staff is in the thick of
152 budget season. Sales taxes have rebounded well from 2020 COVID struggles. There will not be a real
153 estate tax assessed in Des Peres for the 25th year.
154

155 2. SUBCOMMITTEE REPORT(S)

- 156 I) Sign Committee – n/a
 - 157 II) Fence Committee – n/a
 - 158 III) Architectural Review – n/a
- 159

160 **OTHER ITEMS**

161 **ADJOURNMENT**

162 Commissioner Barringer moved to adjourn the meeting, with a second by Vice Chairman Mura. Motion
163 was approved by voice vote and the meeting was adjourned at 8:57pm.
164
165

166 _____
167 **Chairman Anna Ahrens**

168 _____
169 **Recording Secretary**
170