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**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY, NOVEMBER 10, 2021**  
**7:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

|                |                          |          |
|----------------|--------------------------|----------|
| Anna Ahrens    | Commission Chairman      |          |
| Will Mura      | Commission Vice Chairman |          |
| Terrie Gwin    | Commission Member        |          |
| Tony Pawloski  | Commission Member        | (ABSENT) |
| Bryan McDonald | Commission Member        |          |
| Rob Barringer  | Commission Member        |          |
| Jim Jontry     | Commission Member        | (ABSENT) |
| Molly Hartman  | Commission Member        |          |
| 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**

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

**UNFINISHED BUSINESS**

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

Chairman Ahrens noted the parking calculations have been satisfied for a drive-thru window, MoDOT has given their approval of the traffic study completed, and approved the single entrance.

Matt Fogarty of Premiere Design Group explained they did not get approval from MoDOT until late Monday (11/8) afternoon. MoDOT has agreed the submitted design is acceptable, no turn lane is needed, and one entrance is welcomed. The architect did not have adequate time to provide an updated site plan with the new seating plan, but Shake Shack has agreed to reduce seating based on parking requirements.

Commissioner McGrath asked if there will be one single entrance, no island or divider in the center.

Mr. Meyer answered yes, there will be one entrance from Manchester Road, but these plans are preliminary. MoDOT could require an island or some type of divider at the entrance, like there is at Des Peres Pointe, but they've ultimately approved this design.

Commissioner McDonald asked if MoDOT was aware of the new Chipotlane pickup window in Des Peres Pointe and the volume of traffic Des Peres Pointe brings during peak hours.

Mr. Meyer answered Manchester Road can handle significantly more traffic than it currently does.

Brian Rensing with CBB explained the traffic study he helped complete. In this instance, traffic counts at Pointe Drive and the loop ramp (WB to EB Manchester), were taken during the mid-day lunch peak hour,

58 and the PM peak hour, since Shake Shack will not be open for breakfast hours. The current traffic counts  
59 and the estimated Shake Shack traffic counts were reanalyzed to ensure Manchester could handle the  
60 increase in traffic. CBB classified Shake Shack as a fast food restaurant, which has a higher trip  
61 generator, rather than a fast-casual restaurant due to the lack of traffic data for a fast-casual restaurant.  
62 Therefore, this location can handle high volume.

63  
64 Commissioner McGrath stated Hunan Star has a dedicated entrance and exit, why not keep it the same?  
65 As cars go to exit, they are always going to creep out into the entrance/exit and will be crossing to exit  
66 and enter.

67  
68 Mr. Fogarty answered MoDOT's main goal is to reduce access points and points for conflict. Therefore,  
69 they are taking two potential conflicts and consolidating them into one. If you take a look at nearly all of  
70 the neighboring businesses on this section of Manchester Road, they have the same exact entrance/exit  
71 pattern as proposed.

72  
73 Carl Day with Koch Development stated they hope to start construction next spring/summer 2022, with an  
74 opening date of Winter 2022/2023.

75  
76 Commissioner Don asked Mr. Meyer if this approval would include the landscape plan.

77  
78 Mr. Meyer stated yes, this commission would be giving their recommendation to the Board of Aldermen.  
79 Board of Aldermen approval takes two readings and a public hearing.

80  
81 Commissioner Don stated that per our Zoning Code, the landscape plan must be sealed by a landscape  
82 architect, and this plan was sealed by a civil engineer. He states that C-1 zoning district has more  
83 requirements that are not shown on the plans.

84  
85 Mr. Fogarty and Mr. Day stated they would be working with their landscape architect to revise plans to get  
86 submitted to the Board of Alderman.

87  
88 Commissioner Gwin made a motion to approve this petition as submitted. Commissioner Young  
89 seconded. A roll call vote was taken with the following votes: Ahrens, AYE; Mura, AYE; Gwin, AYE;  
90 McDonald, AYE; Barringer, AYE; Hartman, AYE; Young, AYE; McGrath, AYE; Leinauer, AYE; Don, AYE;  
91 Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.

## 92 93 **NEW BUSINESS**

### 94 95 **STATUS REPORTS**

#### 96 1. BOARD OF ALDERMEN REPORT

97 Alderman Pound gave the Board of Aldermen report, stating that there will be a managed archery deer  
98 hunt this December in Phantom Forest and Bittersweet Woods. It is managed by Missouri Department of  
99 Conservation. Residents from a neighboring subdivision came to the Board meeting and expressed their  
100 opposition for the managed hunt. The City has met with MoDOC try to alleviate safety concerns  
101 expressed by the neighboring residents.

102 The Board authorized a contract with Navigate Building Solutions to be the consultant relating to the  
103 environmental remediation of the second and third floors of City Hall.

104 The Board granted a Conditional Use Permit and a liquor license at 12101/12103 Manchester Road to St.  
105 Louis Cellars and Tasting Rooms.

106 Mayor Becker reported that the City did not win the bid to buy the Jansen Farm, it is under contract with  
107 Ameren UE to construct a new transmission substation.

#### 108 109 2. SUBCOMMITTEE REPORT(S)

110 I) Sign Committee – n/a

111 II) Fence Committee – A chain link fence was approved at St. Paul's Lutheran School

112 III) Architectural Review – n/a

## 113 114 **OTHER ITEMS**

115 Chairman Ahrens made a motion to cancel the December meeting, as the Director will be on vacation,  
116 and we do not have any applications at this time. Mr. McDonald seconded. Motion approved  
117 unanimously by voice vote.  
118

119 Derek Don and Kurt Leinauer introduced themselves and explained their backgrounds. They are the two  
120 newest commissioners.  
121

122 Mr. Meyer explained the re-districting of wards due to the newest census data. 110 homes from Royal  
123 Acres will be moved to Ward 2, and 31 homes in Ballas Pond and Ballas Estates will be moved into Ward  
124 3.  
125

126 **ADJOURNMENT**

127 Commissioner Young moved to adjourn the meeting, with a second by Vice Chairman Gwin. Motion was  
128 approved by voice vote and the meeting was adjourned at 8:15pm.  
129

130 \_\_\_\_\_  
131 **Chairman Anna Ahrens**

132 \_\_\_\_\_  
133 **Recording Secretary**  
134

DRAFT