



Conditional Use Subcommittee

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
January 23, 2018
4:00 pm

Members Present:

Jim Kennedy and Mark Ahrens

Third member, Anna Ahrens, notified staff in late morning that she was sick and unable to attend. The backup member, John Oeltjen, was out of town and unable to attend.

Representing the Petitioner, M1 Bank:

Amanda Norris, Core 10 Architecture

Daven Kim, Core 10 Architecture

Paul Mertz, Poehlman & Prost

Also Present:

Steve Meyer, Director of Public Works

Carla Farris, Resident at 1114 Lockett (adjacent to north side of site)

Request:

Conditional Use Permit for M1 Bank at 11697 Manchester Road.

Discussion:

The Staff Report dated 1/3/18 had five items to be addressed:

- A Detailed Floor Plan, not previously provided, was provided at the subcommittee meeting.
- The Landscaping Plan included unapproved trees and misuse of the phrase "to be mitigated". The tree species have been corrected, but the confusing phrase remains.
- Maintenance agreements with MSD will be forthcoming as part of the permitting process. The civil engineer has been coordinating with MSD.
- Color/material samples were provided at the subcommittee meeting, as requested.
- Additional signage details will be needed prior to permitting. It was suggested that the street address be included on the monument sign. The M1 team agreed to pursue this request.

The following additional items were discussed at the subcommittee meeting:

- There are additional dead trees in the landscaping buffer on the north edge of the site. The M1 team will share this with the landscape architect, with the goal of replacing any dead vegetation in-kind.
- The lighting plans called for the conversion of a twin-headed fixture adjacent to Lockett to be converted to a single head. Both Carla and Mark explained that the twin head was required during construction of Russel Stover, in order to provide lighting on the street, and that residents would prefer it remain in place. The M1 team agreed.

Outcome:

Commissioner Kennedy moved to recommend approval of the conditional use permit to the Planning & Zoning Commission. Commissioner M. Ahrens seconded the motion, which then passed 2-0.

Meeting was adjourned at approximately 4:35pm.

Respectfully submitted,



Steve Meyer, PE
Director of Public Works
January 25, 2018

