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**MINUTES**  
**DES PERES PLANNING & ZONING COMMISSION**  
**February 14, 2018 7:00pm**  
**DES PERES GOVERNMENT CENTER**

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The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, February 14, 2018. Chairman Oeltjen called the meeting to order at 7:00 PM.

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**ROLL CALL**

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The Director of Public Works took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chair Anna Ahrens, Commissioners Terrie Gwin, Mark Ahrens, John Gnagi, Mitch Stevens, Jane Langa, Will Mura and John Wright. Also present were Mayor Lahr, Alderman Kleinschmidt, City Attorney Kevin O’Keefe and Director of Public Works Steve Meyer.

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**APPROVAL OF MINUTES**

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Commissioner Gnagi suggested the following revisions:

- Page 1, line 34: spell out “John B” as “John Brancaglione” and add “planning consultant” as his title
- Page 2, line 5: modify “Bob” to “Bob Ashcraft” and change “they” to “Harwood Hills Trustees”
- Page 3, line 7: change “planner” to “planning consultant”

Chairman Oeltjen suggested the following revisions:

- Page 1, line 42: change the “?” to “.”
- Page 2, line 31: change “Kevin” to “Mr. O’Keefe”

Chairman Oeltjen moved to approve the minutes as amended. Commissioner Gnagi seconded the motion. A voice vote was unanimous and the January 10, 2018 minutes were approved.

**AMENDMENT OF THE AGENDA**

Chairman Oeltjen moved item VI.B.1. M1 Bank Committee under IV.A. Old Business.

**OLD BUSINESS**

**Petition for Master Site Plan Review and Conditional Use Permit**

Petitioner: M1 Bank (Core10 Architecture, Applicant)

Amanda Norris, the project’s architect, provided an overview of the project, focusing on the changes made since the presentation at the January 10 meeting, and per the

1 subcommittee meeting on January 23. Ed Dermody, the landscape architect gave an  
2 overview of his changes as well.

- 3 • A detailed floorplan was provided.
- 4 • The landscaping plans were cleaned up, adjusted, and embellished with additional  
5 plantings and features, such as decorative railings.
- 6 • Color samples/materials were provided at the subcommittee meeting.
- 7 • The address was added to the monument sign.
- 8 • The lighting plans were adjusted to maintain a twin-headed fixture along Lockett Road.
- 9 • The civil engineer on the project continues to make progress with permitting through  
10 MSD, which will be required prior to the issuance of permits by the City.

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12 Commissioner Mark Ahrens reported on behalf of the subcommittee that they were  
13 pleased with the modifications. He mentioned that the immediate neighbor to the  
14 north of the site had attended the subcommittee meeting, and she also was pleased  
15 with the responsiveness and cooperation of the M1 team.

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17 Commissioner Mark Ahrens moved to recommend of approval of the Master Site Plan  
18 and Conditional Use Permit to the Board of Alderman. Commissioner Stevens seconded  
19 the motion. A roll call vote was taken, and the motion passed with 9 ayes, 0 nays, and 2  
20 abstentions.

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22 Chairman Oeltjen complimented the M1 team on their professionalism and  
23 thoroughness throughout the development of the project.

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25 **NEW BUSINESS**

26 None

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28 **STATUS REPORT**

29 Alderman Kleinschmidt explained that the most recent Board of Alderman meeting was  
30 very brief, with only routine business/purchases, so there was little to report. He  
31 summarized the candidate filings for the April 3 elections. All candidates are unopposed:

- 32 • Mayor-Mark Becker
- 33 • Alderman, Ward 1-John Pound
- 34 • Alderman, Ward 2-Dean Fitzpatrick
- 35 • Alderman, Ward 3-Patrick Barrett

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37 **COMMITTEE UPDATES**

38 None

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40 **OTHER ITEMS**

41 Mr. Meyer provided updates on several topics of interest:

- 1 • Building Official Joe Heitkamp will be retiring as of March 2<sup>nd</sup>. He has been with the City  
2 for just over three years. The position has been advertised in an effort to find a  
3 replacement.
- 4 • Circle 7 Ranch is tentatively scheduled to open March 7<sup>th</sup>.
- 5 • American Bank of Missouri has shown strong interest in the former Fifth/Third Bank Site,  
6 and will likely be submitting for a CUP hearing at the March P&Z meeting. Chairman  
7 Oeltjen confirmed with Mr. Meyer that no outside improvements are planned, other  
8 than replacement of plants where needed, and installation of new signs. The interior  
9 floorplan will be changed. Chairman Oeltjen suggested that the full P&Z should be able  
10 to sufficiently discuss the project in one meeting, rather than referring to a  
11 subcommittee.
- 12 • The space vacated by the Elephant Bar, located at the east side of West County Center,  
13 has been leased to Copia Wine Bar within the past week. They have expressed interest  
14 in expanding the patio area. Copia currently has a location on Washington Avenue, and  
15 is also expanding into Clayton.

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17 Chairman Oeltjen announced that he would not be able to attend the March 14 P&Z  
18 meeting, as he will be out of town. Commissioners Mark Ahrens and Will Mura also  
19 stated that they would be unavailable. Commissioner Anna Ahrens said she should be  
20 able to chair the meeting, but would be returning to town on a flight that afternoon,  
21 and could arrive late. Mr. Meyer said he would poll the commissioners in the upcoming  
22 week to ensure a quorum can be achieved.

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24 **ADJOURNMENT**

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26 Commissioner Mark Ahrens moved to adjourn the meeting. Commissioner Anna Ahrens  
27 seconded the Motion. Motion was approved by voice vote. The meeting was adjourned at  
28 7:26 pm.

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John Oeltjen, Planning & Zoning Chairman