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MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
WEDNESDAY, MAY 14th 2021
7:00 PM

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CALL TO ORDER

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Mr. Oeltjen called the meeting to order at 7:02 pm.

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ROLL CALL

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John Oeltjen	Commission Chairman	
Anna Ahrens	Commission Vice Chairman	
Terrie Gwin	Commission Member	
Tony Pawloski	Commission Member	
Will Mura	Commission Member	
Tom Matheny	Commission Member	(ABSENT)
Bryan McDonald	Commission Member	
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	

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

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AMENDMENT OF AGENDA

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N/A

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APPROVAL OF MINUTES

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Chairman Oeltjen requested line 116 be completed to add "beyond the property line".
Commissioner Pawloski made a motion to approve the minutes as amended. Motion approved unanimously by voice vote.

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UNFINISHED BUSINESS

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NEW BUSINESS

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Petition for Conditional Accessory Structure over 250sqft 1843 N Ballas

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Jason Maschmann, property owner, explained when he and his wife bought the house it had two garages. So, they converted the front garage to a den, and made the back garage into a two car garage. There are now 4 drivers in the home so they are requesting to build a 30' x 30' garage with a 12' x 30' patio. This lot is over 1 acre in size, and will have plenty of yard left after

45 this build. A raingarden will be installed to the west of the proposed structure, with all
46 downspouts piped to the raingarden. The raingarden will allow for adequate drainage and will
47 not affect neighboring properties.

48 Chairman Oeltjen asked if the accessory structure will be architecturally consistent with the
49 main house. Jason Maschmann answered it will be identical to the existing home.

50

51 Commissioner Ahrens made a motion to approve petition as submitted. Commissioner
52 Barringer seconded. A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens,
53 AYE; Gwin, AYE; Pawloski, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Young,
54 AYE; McGrath, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.

55

56 Petition for Conditional Accessory Structure over 250sqft 303 Greenbriar Estates Drive

57 Michelle Millonas, property owner, explained their petition to add an in ground pool, spa and
58 large patio. She claims their backyard is not currently usable as it is a heavily sloped rear yard
59 and backs to Greenbriar Country Club Golf Course. She claims they can only use their deck now
60 and would like to add retaining walls to level the slope so her children and family can enjoy the
61 backyard and view of the golf course.

62

63 Steve Meyer explained the elements (flatwork, retaining wall, etc.) of this project would
64 typically not include approval from the planning commission, but because the scope of the
65 project and the coverage of the backyard, the public works department considered this an
66 accessory structure package. The retaining walls will be built 2' from the property line (allowed
67 per ordinance), and the flatwork is inside the 10' setback requirement. The pool is encroaching
68 6" into the 10' setback, but Steve spoke with the homeowner and the pool will be adjusted 6"
69 so it is not encroaching. Steve asked the homeowner if she had approval from the HOA to use
70 the common ground parcel next to her for construction. Mrs. Millonas claims she has an email
71 from the HOA approving her request to use the common ground, as long as any damage is
72 repaired.

73 Steve explained our code regarding ratios of accessory structures to main structures. Section
74 406.020 states "accessory structures including decks and swimming pools shall not in total
75 occupy an area equivalent to more than 40% of the main floor area of the principal building on
76 the lot, and in no case shall occupy more than 30% of the required rear yard of the lot."

77 Because there are existing decks on the property this particular accessory structure equals
78 $\pm 105\%$ of the allowed 40% of the main structure and $\pm 71\%$ of the allowed 30% of the rear yard.

79

80 Commissioner McGrath asked how close the petitioner's retaining wall will be to Greenbriar
81 Gold course and how much water runoff will affect the golf course.

82 The petitioner answered her retaining wall is ± 85 feet to the cart path. The runoff already runs
83 to a creek nearby.

84

85 Commissioner Oeltjen voiced his concern regarding setting precedent in potentially allowing
86 this much ground coverage, when the allowed ratio is 30-40%.

87

88 Commissioner McDonald asked Mr. Graville if the City would have any liability if the retaining
89 wall/pool were to fail and cause damage to Greenbriar Golf Course. Mr. Graville answered the
90 City would not be liable.

91
92 Commissioner Jontry asked where the water discharge/backflow would flow towards.

93
94 Mrs. Millonas stated their water naturally flows to the south of their property towards the
95 common ground/creek area. She claims the pool company has an engineer on standby to
96 complete a storm water analysis but was going to cost \$2,000 to complete, so they wanted to
97 wait.

98
99 Various commissioners asked if this petition should go to the Board of Adjustment regarding
100 the impervious surface ratio to consider the uniqueness and characteristics of the lot.

101
102 Commissioner Mura made a motion to table this petition until they receive written approval
103 from Greenbriar Estates HOA, Greenbriar Golf Course, Des Peres Board of Adjustment and
104 provide further fence details. Commissioner Pawloski seconded. Motion approved
105 unanimously by voice vote.

106
107 Petition for Boundary Adjustment 667 Brighton Heights

108 Jamie Henson, Sterling Engineering addressed the commission on behalf of Rob Berra, property
109 owner both attending via Zoom.

110
111 The Berra's live at 667 Brighton Heights and back to common ground with a detention area.
112 They were going to install a fence and realized their back property line is extremely close to the
113 fence for the common ground and would have 4' between the two fences at the closest point.
114 Mr. and Mrs. Berra submitted a request to the HOA to purchase 1,453 sqft which was
115 ultimately approved by the HOA and residents of Brighton Heights. This allows for the HOA to
116 easily access and maintain the detention area and detention retaining wall going forward.

117
118 Commissioner McDonald made a motion to approve petition as submitted. Commissioner Mura
119 seconded. A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens, AYE; Gwin,
120 AYE; Pawloski, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Young, AYE;
121 McGrath, AYE; Mayor Becker, ABSTAIN; Alderman Pound, ABSTAIN. Motion Carries 10-0-2.

122
123 **STATUS REPORTS**

124 BOARD OF ALDERMEN REPORT

125 Alderman Pound gave the Board of Aldermen report, stating that James Osherow is our new
126 Alderman in Ward 1 replacing Ben Sansone. A vacant Public Safety Officer position has been
127 authorized to fill. The Board approved a contract with G&W Engineering for design of
128 reconstruction for Highland Ave. Request for an Exterior Storage, Sales and Display Permit was
129 approved for PowerPlay at 12878 Manchester Road for parking lot usage until 10/31/21. Steve
130 Meyer presented data from a city wide traffic study.

131

132 SUBCOMMITTEE REPORT(S)

133 I) Sign Committee – n/a

134 II) Fence Committee – n/a

135 III) Architectural Review – n/a

136

137 **OTHER ITEMS**

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139 **ADJOURNMENT**

140 Commissioner Gwin moved to adjourn the meeting, with a second by Commissioner Pawloski.

141 Motion was approved by voice vote and the meeting was adjourned at 8:40pm.

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145 **Chairman John Oeltjen**

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148 **Recording Secretary**

DRAFT