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MINUTES
DES PERES PLANNING & ZONING COMMISSION
July ~~June~~ 11, 2018 7:00pm
DES PERES GOVERNMENT CENTER

The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, ~~June~~ 11, 2018. Chairman John Oeltjen called the meeting to order at 7:01 PM. *July*

ROLL CALL

The Administrative Assistant, Public Works took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chairman Anna Ahrens, Commissioners Gwin, Kennedy, Mark Ahrens, Pawlowski, Mura, Matheny and McDonald. Also present were Mayor Becker, Alderman Barrett, City Attorney Kevin O’Keefe and Director of Public Works Steve Meyer.

APPROVAL OF MINUTES

Commissioner Matheny moved to approve the June 13, 2018 minutes as submitted. Commissioner Mura seconded the motion. A voice vote was unanimous and the June 13, 2018 minutes were approved.

AMENDMENT OF THE AGENDA

Chairman Oeltjen, amended the agenda to add three (3) items under section VII. Other Items.

- A. Appointments of Officers
- B. Discussion of members of subcommittees
- c. Discussion of Copia Wine Bar

OLD BUSINESS

A. Petition for Conditional Accessory Structure at 1661 Dunmorr Drive

Petitioner: Heartlands Building Company on behalf of Mike and Danielle Behan, homeowners Rob Mitchell of Heartlands Building Company gave a short presentation on the revised proposed accessory structure. The homeowners decided to scale back the structure to 408 square feet (18x24) and now meets the required setbacks. The structure will have landscaping and has gained approval from the trustees of Berkeley Manor.

Commissioner Kennedy moved to approve the petition as presented, Commissioner Mark Ahrens seconded the motion. The motion carried with the following votes:

Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, M. Ahrens, Pawlowski, Mura, Matheny, McDonald

Nay: None

Abstain: Mayor Becker, Alderman Barrett

NEW BUSINESS

A. Petition for Rezoning at 12247 Manchester

Petitioner: Mark Disper, owner of The Village Bar

Mark Disper, owner of The Village Bar, gave a short presentation on the scope of the intended project. He is first proposing a text amendment to the current Des Peres Zoning Code to allow for microdistilleries and microbreweries. He would like to turn the Barn behind The Village Bar into an event space with a distillery on the lower level. He states the tanks will be roughly 4’ tall,

1 hold 500 gallons and be secure behind glass, where patrons would view the tanks from the
2 second story. Chairman Oeltjen asked if Mr. Disper had received all required Federal permits, to
3 which he has. Commissioner Mura asked if there would be any effect on parking requirements.
4 Mr. Disper answered The Village Bar has a written agreement with the law offices next door, to
5 allow for overflow parking after normal business hours (9am-5pm). The Barn is expected to
6 maintain the same percentage of food and beverage sales. Mr. Disper stated delivery times will
7 remain the same as current, approximately 8am-1pm with 25' trailer trucks. Commissioner
8 Pawloski asked what type of alcohol will be distilled and if Des Peres Public Safety had seen the
9 potential plans? Mr. Disper answered only vodka would be made at first, with the potential to
10 make other spirits in the future, and they've been in constant contact with Des Peres Public
11 Safety. Director of Public Works Steve Meyer asked what The Village Bar will sell on site. Mr.
12 Disper stated the liquor will be sold in drinks on site with the potential for bottling and distribution
13 in the future. Commissioner Mark Ahrens asked if there would be any odor from the barn. Mr.
14 Disper stated there will be an odor due to the grains used.

15
16 Commissioner Mura moved to form a subcommittee to investigate the possibility of adding
17 language to the zoning code to allow for micro-distilleries and microbreweries, and recommend
18 clarifications/modifications to the Commission. Commissioner Pawlowski seconded. The motion
19 carried with the following votes: Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, M. Ahrens,
20 Pawlowski, Mura, Matheny, McDonald

21 Nay: None

22 Abstain: Mayor Becker, Alderman Barrett

23 Those assigned to the subcommittee are: Commissioner Mura, Vice Chairman Anna
24 Ahrens, Commissioner McDonald, Chairman Oeltjen as a backup.

25 26 **STATUS REPORT**

27 **A. Board of Aldermen**

28 Mayor Becker welcomed Alderman Pat Barrett as Aldermanic Representative to the Planning and
29 Zoning Commission. Chief Krumm is retiring this fall, effective October 1, 2018. The Board of
30 Aldermen held a work session July 9 to discuss the findings of Patterhn-Ives LLC, the architecture
31 practice that did a study of City Hall. Patterhn-Ives gave their recommendations for renovation
32 and in total would cost \$5.5mil to complete all of their recommendations.

33 Mayor Becker reported that Des Peres will pay to have the fence on Ironstone removed. The
34 Board of Aldermen concludes Des Peres made a mistake in issuing the permit.

35 Copia Wine Bar should be submitting their building plans in the next couple of weeks to replace
36 Elephant Bar.

37 Drury Development Corporation has taken ownership of the old Scottrade building on Westmark.
38 Drury will relocate offices from Creve Coeur to half of this building and rent out the remainder.

39 **B. Committee Reports**

40 Commissioner Kennedy stated that the Fence Committee met on June 19th, to review the
41 installation of a 6' wood fence at 11967 Lillian Ave. The committee approved the fence
42 unanimously.

43 The sign committee met on June 19th, to review a sign package for Mercy/GoHealth at 13275
44 Manchester Rd. The committee approved the signs unanimously.

45 The architectural review committee met on June 27th, to review an update of façade for Central
46 Bank at 12230 Manchester Rd. The committee approved the update unanimously.

1 **OTHER ITEMS**

2 **A. Appointments of Officers**

3 Commissioner Mark Ahrens made a motion to nominate the current Chairman and Vice
4 Chairman for re-election. Terrie Gwin seconded the motion. A voice vote was approved
5 unanimously. John Oeltjen will remain as Chairman, Anna Ahrens as Vice Chairman.

6 **B. Discussion of subcommittee members**

7 Chairman Oeltjen advised he'd like to mix up the subcommittee members. He asked the Vice
8 Chairman for assistance after the meeting in placing the Commissioners in subcommittees.

9 **C. Discussion of Copia Wine Bar**

10 Steve gave a short presentation on the draft drawing submitted by Copia Wine Bar. They plan
11 to renovate the interior and add a small patio to the front of the building. We anticipate they
12 will only need a transfer of CUP and not full P/Z approval. Copia should be submitting building
13 plans within the next week or two.

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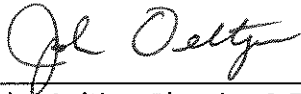
15 **ADJOURNMENT**

16 Commissioner Mark Ahrens moved to adjourn the meeting. Commissioner Matheny seconded
17 the motion. Motion was approved by voice vote. The meeting was adjourned at 8:02 pm.

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John Oeltjen, Planning & Zoning Chairman

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Respectfully Submitted,

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Alexandra Knox, Administrative Assistant, Public Works