



Micro-Distillery and Micro-Brewery Subcommittee

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
July 30, 2018
4:00 pm

Members Present: Will Mura (chair), Anna Ahrens, and Bryan McDonald

Also Present: Doug Harms (City Administrator) and Steve Meyer (Director of Public Works)

Petitioner: The Village Bar (not present)

Request: The Village Bar has proposed an amendment to the Zoning Code to define allow micro-distilleries and micro-breweries.

Micro-brewery: a business whose primary activity is the production, packaging and selling of beer, cider and soda with an annual production of 10,000 barrels or less.

Micro-distillery – a business whose primary activity is the production, packaging and selling of 100,000 proof gallons or less of liquor and/or spirits annually

- An amendment to the Zoning Code to add uses as Conditional Uses in the Commercial Districts: “a micro-brewery or micro-distillery, provided that such facilities must be associated with a restaurant and/or retail operation.”
- An Amendment to the CUP for operation of a Restaurant (The Village Bar) to include a micro-distillery to be located in the special events barn allowing for manufacture, bottling and sale of distilled liquor

Discussion: The attached memo generated by the City Administrator was provided to the commissioners in advance, as background on how other municipalities have handled similar uses. The commissioners agreed that the primary focus of the discussion would be the request to allow micro-distilleries and micro-breweries, rather than the specific proposed installation at the Village Bar.

The commissioners felt that, at its root, the manufacture of alcohol is an industrial use, which belongs in an industrial area. Since Des Peres does not have any industrially-zoned area, it would not be appropriate to have large-scale distillation in the City of Des Peres. However, the commissioners did discuss that the manufacture of small amounts of alcohol to be consumed on-site as a subordinate and accessory use to a restaurant may be reasonable. In that context the allowable quantities would be significantly lower than the state-established maximums.

The primary concerns discussed were traffic and environmental impacts. Manufacturing endeavors are typically restricted to industrial areas so they do not impact the quality of life for others living and working nearby. Distilleries consume large quantities of water, which would require coordination/approval with the Missouri-American Water Company and the Metropolitan

Sewer District. The commissioners were concerned about the environmental impact of depleting groundwater or releasing nutrient-rich wastewater into the environment. There was also concern about odors released from the manufacturing process, which are much more difficult to measure and control, based upon subjectivity. Finally, any manufacturing process requires inputs, creates outputs, and results in byproducts, all which must be transported to/from the site. All of these issues are why manufacturing should occur in industrial areas, not in commercial or residential areas, such as we have in Des Peres.

Outcome: The subcommittee will report to the full Commission at next week's meeting that an amendment to the Zoning Code to permit micro-distilleries and micro-breweries may be plausible, but only to the degree that all products generated be consumed on-site as a subordinate and accessory use to the primary restaurant operation. Bottling for off-site distribution would remain a prohibited use. Additional vetting of the issue and its ramifications would be necessary before crafting an amendment to the Zoning Code.

The meeting was adjourned at approximately 5 pm.

Respectfully submitted,



Steve Meyer, PE
Director of Public Works
August 1, 2018