

1 **MINUTES**
2 **PLANNING AND ZONING COMMISSION MEETING**
3 **CITY OF DES PERES, MISSOURI**
4 **WEDNESDAY, February 10th 2021**
5 **7:00 PM**
6

7 **CALL TO ORDER**

8 Mr. Oeltjen called the meeting to order at 7:00 pm.
9

10 **ROLL CALL**

11	John Oeltjen	Commission Chairman	
12	Anna Ahrens	Commission Vice Chairman	
13	Terrie Gwin	Commission Member	
14	Tony Pawloski	Commission Member	
15	Will Mura	Commission Member	(absent)
16	Tom Matheny	Commission Member	
17	Bryan McDonald	Commission Member	
18	Rob Barringer	Commission Member	
19	Jim Jontry	Commission Member	
20	Molly Hartman	Commission Member	
21	Jonathan Young	Commission Member	
22	Mary McGrath	Commission Member	
23	Mayor Becker	Mayor	(absent)
24	Alderman Pound	Aldermanic Rep	

25

26 The following staff was also present: Chris Graville, City Attorney; Alexandra Knox, Public Works
27 Admin; Steve Meyer, Director of Public Works.
28

29 **AMENDMENT OF AGENDA**

30 N/A
31

32 **APPROVAL OF MINUTES**

33 Chairman Oeltjen stated that the overall seating capacity would not be changed for Flavors
34 Indian Cuisine and should be stated on page 2, lines 85-87.
35 Commissioner Barringer moved to approve the minutes as amended. Commissioner Ahrens
36 seconded. Motion approved unanimously by voice vote.
37

38 **UNFINISHED BUSINESS**

39 Petition for Amended Development Plan and Conditional Use Permit at 13307 Manchester
40 Joel Montgomery, owner of the center, addressed the commission via Zoom to inform that
41 Trader Joes has donated two of their parking spots to Chipotle in case of a long line at the drive
42 up window. He states these spaces will relieve any congestion at any time. Mr. Montgomery
43 states there will be a restaurant at this location no matter what, and he does not believe
44 Chipotle will bring excess traffic over another restaurant.

45 Julie Nolfo of Lochmueller Group was contracted by the City to do a traffic study for Des Peres
46 Pointe. Julie states this is a drive-up window, not to be confused with a drive-thru. This drive-
47 up window eliminates 2 points of delay (menu and payment) and the typical time at the pickup
48 window is less than 1 minute. Orders must be placed in advance and cannot be paid or ordered
49 at the window. Mrs. Nolfo observed operations at two nearby Chipotle stores (Kirkwood and
50 Creve Coeur) that do not have a Chipotlane, but have significant pickup traffic. She states she
51 never saw a significant amount of people waiting for their pickup order.

52 Traffic will exit directed via pavement markings to turn left and travel behind the center. A
53 mountable median would be provided to segregate the curbside queuing area from the drive
54 aisle that provides access to the parking and loading areas along the north side of Des Peres
55 Pointe as well as the egress from Montgomery Bank's drive thru lanes and parking area.
56 Commissioner McDonald asked why a Chipotlane would be less than ideal in Des Peres Pointe,
57 as pointed out in the conducted traffic study.

58 Mrs. Nolfo answered this location is less than ideal given the endcap location and not having
59 the ability to have traffic queue around the restaurant in a typical drive-thru configuration. In
60 the typical drive-thru there is adequate storage for 5 to 6 or more vehicles. At this location
61 there is only adequate storage for 4 vehicles to queue. Although, 99% of time (based upon the
62 Chipotlane study and observations at local Chipotles) there is less than 4 vehicles in queue.
63 April Giesman with Horner and Shifrin states the recommendations provided in the traffic study
64 have already been accounted for in the proposed site plan.

65 Deanna Raithel, design manager for Chipotle, addressed the commission and some of their
66 concerns. She states there is a separate prep line for to-go orders and will not affect walk-in
67 traffic nor will the Chipotlane be held up by walk-in traffic. There is an alarm that rings inside
68 the restaurant to alert workers there is a vehicle in the Chipotlane. If there are problems that
69 occur with a large queue of traffic in the Chipotlane, Chipotle can limit the number of patrons
70 allowed to pick up at any certain time. The Chipotlane stores that were referenced in the traffic
71 study are some of the best performing stores and have higher volumes than expected.
72 Therefore, this location should be more than adequate to handle a Chipotlane.

73
74 Commissioner Jontry made a motion to send to subcommittee to further investigate.
75 Commissioner McDonald seconded. A roll call vote was taken with the following results:
76 Oeltjen, AYE; Ahrens, NAY; Gwin, AYE; Pawloski, NAY; Matheny, AYE; McDonald, AYE; Barringer,
77 NAY; Jontry, AYE; Hartman, NAY; Young, NAY; McGrath, NAY; Pound, ABSTAIN. Motion denied
78 5-6-1.

79
80 Commissioner Barringer asked about any architectural or aesthetic changes, noting that the
81 existing silver colored canopies should remain, as they match the rest of the center.

82
83 The only change at this location is moving the pickup window father north, and shifting the
84 outdoor seating area to the front of the building.

85
86 Commissioner Ahrens made a motion to recommend approval of the petition as presented with
87 the following conditions:

- 88
- Clearly define drive-thru

- 89 • No outside menu board or payment window
- 90 • Reservation of 4 total parking spaces for longer wait times
- 91 • Leave existing silver canopies
- 92 • Intersection will not be blocked at any time

93 Commissioner Gwin seconded. A roll call vote was taken with the following results: Oeltjen,
94 AYE; Ahrens, AYE; Gwin, AYE; Pawloski, AYE; Matheny; NAY; McDonald, NAY; Barringer, AYE;
95 Jontry, NAY; Hartman, NAY; Young, AYE; McGrath, AYE; Pound, ABSTAIN.
96 Motion approved 7-4-1.

97

98 **NEW BUSINESS**

99 Petition for Conditional Accessory Structure over 250sqft at 18 Morris Place

100 Andrew Strong, on behalf of the property owner, explained the petition for a pavilion that will
101 match the architecture of the home. The pavilion will be in the exact footprint of a previous
102 brick paver patio and will not be contributing to impervious surface. The contours will not
103 change.

104

105 Commissioner Barringer moved to approve this petition as presented. Commissioner Ahrens
106 seconded. A roll call vote was taken with the following results: Oeltjen, AYE; Ahrens, AYE;
107 Gwin, AYE; Mura, AYE; McDonald, AYE; Barringer, AYE; Jontry, AYE; Hartman, AYE; Young, AYE;
108 Becker, ABSTAIN; Pound, ABSTAIN. Motion passed 9-0-2.

109

110 **STATUS REPORTS**

111 BOARD OF ALDERMEN REPORT

112 Alderman Pound gave the Board of Alderman report stating the liquor license and CUP for
113 Flavors Indian Cuisine was approved at the last Board meeting, as well as, the CUP for the
114 expansion of The Daily Bread.

115

116 SUBCOMMITTEE REPORT(S)

- 117 I) Sign Committee – n/a
- 118 II) Fence Committee – n/a
- 119 III) Architectural Review – n/a

120

121 **OTHER ITEMS**

122

123 **ADJOURNMENT**

124 Commissioner Ahrens moved to adjourn the meeting, with a second by Commissioner Jontry.
125 Motion was approved by voice vote and the meeting was adjourned at 8:37 pm.

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127

128

129 _____
Chairman John Oeltjen

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131 _____

132 **Recording Secretary**