

1 **MINUTES**
2 **PLANNING AND ZONING COMMISSION MEETING**
3 **CITY OF DES PERES, MISSOURI**
4 **WEDNESDAY, MARCH 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 | (VIA ZOOM) |
| 15 | Will Mura | Commission Member | (VIA ZOOM) |
| 16 | Tom Matheny | Commission Member | (ABSENT) |
| 17 | Bryan McDonald | Commission Member | (VIA ZOOM) |
| 18 | Rob Barringer | Commission Member | |
| 19 | Jim Jontry | Commission Member | (ABSENT) |
| 20 | Molly Hartman | Commission Member | (ABSENT) |
| 21 | Jonathan Young | Commission Member | |
| 22 | Mary McGrath | Commission Member | (VIA ZOOM) |
| 23 | Mayor Becker | Mayor | |
| 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.
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29 **AMENDMENT OF AGENDA**

30 N/A
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32 **APPROVAL OF MINUTES**

33 Commissioner Barringer moved to approve the minutes as presented. Commissioner McDonald
34 seconded. Motion approved unanimously by voice vote.
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36 **UNFINISHED BUSINESS**
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38 **NEW BUSINESS**

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

40 This petition was placed back on the agenda after a staff error in failing to notify property
41 owners within 200' of property lines. The previous roll call vote from the February 10, 2021
42 meeting was void ab initio, therefore there is no action to be taken by the Commission on the
43 prior vote.
44

45 Andrew Strong, on behalf of the property owner, explained the petition for an 18' x 24' pavilion
46 that will match the architecture of the home. The pavilion will be in the exact footprint of a
47 previous brick paver patio and will not be contributing to impervious surface. The drainage
48 contours will not change. The pavilion will have 4 drainage downspouts and will discharge
49 through an existing berm towards the MSD inlet at the East of the property. He claims there is
50 roughly 30,000 sqft of permeable area and this pavilion is less than 1,000 sqft of impermeable
51 area.

52
53 Todd Butzlaff, 1817 Firethorn, expressed his concerns regarding excess storm water runoff. He
54 claimed that his property has problems in the spring and is wet for 10-12 days after a rain. He
55 claims the berm in the Kramer's yard was installed after an MSD water mitigation project. He
56 claims that the contractor has already started work, even though they do not have a permit nor
57 did the contractor submit sufficient plans, as the pool built in 2016 is not shown.

58
59 Commissioner McDonald asked if there is an HOA. Mr. Meyer answered no.

60
61 Commissioner Mura asked if new concrete was poured in the last 6 months. Mr. Strong
62 answered that a new concrete patio was poured in October 2020. Mr. Meyer informed the
63 commission that Des Peres does not require a permit for flatwork, so the new concrete patio
64 was allowed. Mr. Meyer also informed the commission that the homeowner cannot pipe storm
65 water into the MSD inlet without a permit but you can direct it fairly close.

66
67 Mr. Graville stated that the contractor/homeowner should hire an engineer to complete a
68 storm water runoff analysis that shows the new pavilion would not increase storm water runoff
69 that would adversely affect neighboring properties.

70
71 Mr. Meyer said the existing paver patio was already removed so the analysis cannot be exact, it
72 would be based upon assumption.

73
74 Jeff Berzon, 1805 Firethorn, expressed he has spent thousands of dollars due to water issues on
75 his property. He's installed a sump pump, a French drain, an underground drain and has had to
76 have trees cut down because they'd drowned. If the water were to get any worse, he doesn't
77 know what he'll do.

78
79 Jim Cartwright, 1816 Firethorn, claims that the water is traveling once underground and comes
80 out at his and his neighbor's house. He asked if staff had actually measured the location of the
81 pavilion on that plans, because they're visibly incorrect. He also states the in ground pool is not
82 shown on the plans.

83
84 Bill and Peggy Luth, 1823 Firethorn, expressed their concerns regarding storm water and the
85 incomplete plans that were submitted. The Koi pond is not located where shown on the plans,
86 they do not show the berm, and they do not show the pool. They also pointed out how
87 Alderman Pound brought up storm water issues last meeting. It seems as though the
88 contractor took the original plans and stuck stuff on.

89 Bill Luth said that Section 6-40 of the Des Peres Code of Ordinances requires a detailed
90 topography map shall be submitted showing the existing and proposed topography along with
91 runoff.

92

93 It was decided the petitioner needs to hire an engineer to conduct a storm water runoff
94 analysis and this petition will be sent to a subcommittee with Commissioners Mura, Young,
95 Gwin and Ahrens. The petition will be back on the April agenda.

96

97 **STATUS REPORTS**

98 BOARD OF ALDERMEN REPORT

99 Alderman Pound gave the Board of Alderman report stating the CUP for Chipotle at Des Peres
100 Pointe was approved at the last Board meeting, as well as, a grant to resurface and replace
101 sidewalks on Lindemann Road. Our Director of Parks and Recreation has resigned effective
102 3/12/21 and will start as Deputy Director for the St. Louis County Department of Parks and
103 Recreation. Scott Schaefer, Assistant City Administrator, has been appointed interim Director
104 of Parks and Recreation.

105

106 SUBCOMMITTEE REPORT(S)

107 I) Sign Committee – n/a

108 II) Fence Committee – n/a

109 III) Architectural Review – n/a

110

111 **OTHER ITEMS**

112 Commission members received a short training and review of the Des Peres Comprehensive
113 Plan from Chris Graville, City Attorney.

114

115 **ADJOURNMENT**

116 Commissioner Ahrens moved to adjourn the meeting, with a second by Commissioner Gwin.
117 Motion was approved by voice vote and the meeting was adjourned at 9:16 pm.

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Chairman John Oeltjen

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Recording Secretary