PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 13, 2017

The meeting was called to order at 7:06 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	Ms. Allison Harris
Ms. Merrell Hansen	
Ms. Laura Lueking	
Mr. John Marino	
Ms. Debbie Midgley	
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Wesley Bell, representing City Attorney Chris Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Barb McGuinness, Ward I; Councilmember Guy Tilman, Ward II; and Councilmember Nathan Roach, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the January 23, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

MPD Investments, Lot 1 (Metro Lighting) 2nd AAE

1. Mr. Bill Frisella, representing Metro Lighting, 17 Huntleigh Downs, Frontenanc, MO.

Mr. Frisella stated that the color-changing fixtures on the Metro Lighting building currently go through the entire color spectrum in five minutes. While the Architectural Review Board has recommended that the colored lighting change only once a day, the Petitioner is requesting that they be allowed to go through the entire color spectrum in one hour. He explained that such a slow change in color would not be at all noticeable. He pointed out that these color-kinetic lights have won hundreds of awards throughout the world and have been utilized on many structures, including the Empire State Building, the St. Louis Public Library, and Belfast City Hall in Ireland. He feels that the subject lighting enhances the Metro Lighting building and that the colors will appear static due to the slow change being proposed.

P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.)

1. Mr. Andy Arnold, representing Breckenridge Materials, 13501 Chatham Manor Drive, St. Louis, MO stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. **Monarch Center, Sign Package**: A request for a Sign Package to establish sign criteria for the Monarch Center development located north of Edison Avenue and east of Long Road.

Commissioner Hansen, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Monarch Center. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0**.

B. **MPD Investments, Lot 1 (Metro Lighting) 2nd AAE**: Architectural Elevations for a 4.02 acre tract of land zoned "PI" Planned Industrial District located west of Boone's Crossing, and north of North Outer 40 Road (17U520148).

Commissioner Hansen, representing the Site Plan Committee, made a motion to deny approval of the 2nd Amended Architectural Elevations for MPD Investments, Lot 1 (Metro Lighting) until further recommendations are received from Staff regarding the City's Lighting Guidelines. The motion was seconded by Commissioner Midgley.

Discussion

Commissioner Marino requested information from the Staff on (1) the "precise changing ratio" regarding the timing of the color changes; (2) any restrictions on the hours as to

when such lighting may have to be turned off; and (3) impact on precedents regarding further developments in the Valley.

Commissioner Hansen noted that the discussion during the earlier Site Plan Committee meeting included concerns about how approval of the request could impact other developments. In addition, question had been raised as to whether approval could be granted for the subject location only.

Commissioner Lueking stated that approval would set a precedent and pointed out that the upward light spillage is against the City's lighting ordinance. She had particular concerns about allowing this along Highway 40 as it could open up the possibility of numerous buildings being lit in the same manner.

Councilmember Hurt pointed out that this lighting issue does not pertain to the Valley only; he noted that his biggest concern regarding lighting relates to the Urban Core area because near-by residences will be affected.

The motion to deny approval passed by a voice vote of 7 to 0.

C. Trails West Village of Greentrails, Lot 270 B: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 3.6 acre tract of land zoned "C-8" Planned Commercial District, located at the southeast corner of Ladue Road and Greentrails Drive.

Justin Wyse, Director of Planning and Development Services stated that there had been concerns raised on some of the architectural features of the building, as follows:

- **Gables**: The gables on the front and rear of the building include a mixture of both lap and shake siding; *it is recommended that only the darker brown shake-style siding be utilized within each of the gables*.
- **Screening enclosure**: The mechanical equipment screening on the rear of the building is currently shown as a khaki color; *it is recommended that it match the darker brown color of the shake siding to make it blend better into the roof*.
- **Brick elements:** The brick element on the bookends of the building dip down; *it is recommended that the brick element be brought across horizontally.*
- **Downspouts:** The downspouts are currently shown in the darker brown color; *it is recommended that they be painted to match the brick in order to better blend in with the building.*

Mr. Wyse stated that the Applicants have indicated their agreement with incorporating the recommended changes. All the other changes recommended by the Architectural Review Board have already been included.

Discussion

Commissioner Hansen inquired as to how signage for the stores would fit into the design of the building. Mr. Wyse responded that this would be at the discretion of the Applicants, but the City's code does lay out some parameters as to where signage would be allowed. Any signage would be subject to approval by the Department.

Commissioner Wuennenberg made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Trails West Village of Greentrails, Lot 270 B with the following material changes:

- **Gables to utilize shake-style siding only;**
- **Screening for the HVAC to match the darker brown color of the shake siding;**
- **The brick element on the bookends of the building should be brought across horizontally; and**
- **Downspouts to be painted to match the brick**.

The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0**.

VIII. UNFINISHED BUSINESS

A. P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.): A request for a zoning map amendment from a "FPM3" Flood Plain Planned Industrial District to a "PI" Planned Industrial District for a 2.688 acre area of land on a portion of the property at 17971 N. Outer 40 Rd., located on the north side of North Outer 40 Rd., east of the Missouri River (a 2.688 acre portion of 16W240041).

Justin Wyse, Director of Planning & Development Services stated that both the Public Hearing and Issues Meeting have been held for this petition.

The issues raised during those meetings are as follows:

- **Compliance with floodplain regulations**. The Petitioner has submitted information to support that the current mapping should be altered to account for the existing bridge adjacent to the subject site. The submittal has been signed off on by the City of Chesterfield noting compliance with the City's regulations and is under final review by FEMA.
- **Compliance with the City of Chesterfield Comprehensive Plan with respect to the area being designated as *Agricultural / Flood Plain / Conservation* and citing agricultural and open space land uses as appropriate uses within this designation.** At the Issues Meeting, it was noted that the Petitioner is aware that the proposed zoning map amendment is not consistent with the future land use map within the Comprehensive Plan. The response cited compatibility between the existing use of the site (sand plant) and the proposed concrete batching plant. The response indicated that the proposed co-location of the two uses provides for reductions in truck traffic as the concrete uses the sand as a primary component of their process. Locating the two functions on the same site reduces the amount of trips necessary to move product from one site to another. *No new information was requested at the Issues Meeting so the*

Petitioner has not provided any additional response, but Staff welcomes any questions regarding this.

- **Concern over the definition of *batching plant* and the desire to restrict manufacturing of asphalt on the site.** The Petitioner has agreed to restrict the proposed use to prohibit asphalt production on the site. The proposed Attachment 'A' reflects this restriction.

Mr. Wyse then directed the Commission's attention to pages 5 and 6 of the Staff Report, which outline the modifications necessary to allow the project to move forward. These modifications pertain to parking and paving of the parking areas. There is an existing long gravel access drive that serves the site and the Applicant has indicated that to pave this road is cost-prohibitive for them; however, they are amenable to paving 100 feet of this access road on both sides of the levee to prevent dust and gravel impacting the trail. The Levee District has indicated they have no issues with such paving but also advised that they are planning some levee improvements in this area. Staff feels that this may be an ideal time to coordinate the efforts between Breckenridge's proposed paving and the planned improvements of the Levee District.

Because of the issues raised, the Petitioner is requesting a number of modifications to Section I.D. of the Attachment A, as noted below. *(Changes shown in red)* These changes are not currently in the Attachment A and if the Commission is in agreement with them, they would need to be included in any motion for approval.

3. ~~Required off-street parking, stacking, and loading spaces shall not include spaces located within the floodplain or floodway~~. Spaces located within the floodplain or floodway may be utilized for compliance with required off-street parking, stacking, and loading spaces.

4. All parking and loading areas, including driveways, shall be paved within one year of the effective date of this ordinance. Failure to complete the work shall result in revocation of the business license and occupancy permit for the site until work is completed in accordance with the Unified Development Code.

5. Access to this development shall be permitted to utilize the existing gravel driveway. One-hundred feet of this access drive on both sides of the levee shall be paved with a dust-proof surface.

Discussion

Taking into consideration the appropriate uses designated for the site per the City's Comprehensive Plan, Commissioner Hansen asked if there is a way to limit the continued development of the site.

Mr. Wyse stated that if the Commission is supportive of the petition, they should indicate, for the record, their acknowledgement that the area is designated *Agricultural / Flood Plain / Conservation* and that the requested use of *batching plant* may not be a specific fit in all locations; however, the Commission recognizes that the area is already being used for this exact use. It is also acknowledged that the Petitioners are not expanding the footprint and have confined their rezoning request as much as possible to prevent

any expansion of the use. The Commission members then indicated their agreement with the above statements.

Discussion followed regarding the timeframe for the Levee District's planned improvements and how it would impact the Petitioner's requirement to pave the areas of the access drive on both sides of the levee. Comment was made that it would not make sense for the Petitioner to complete the paving and then have it subsequently torn out by the Levee District in order for them to complete their improvements.

Mr. Arnold reported that the Levee District has inquired about acquiring additional ground from St. Charles Sand in order to widen and fortify the levee. The Levee District is in agreement with having 100 feet of the access drive paved on both sides of the levee, but has asked that it not be done until the levee has been widened. At this point, the Levee District does not have a timetable for widening the levee. Mr. Arnold confirmed that the Petitioner is committed to completing the paving within whatever timeframe the City so directs.

After further discussion, it was agreed that the Petitioner could be granted an additional 12 months to complete the 200-foot paving of the access road in the event there is a delay by the Levee District which prohibited paving within the first 12 months after approval.

Commissioner Wuennenberg made a motion to approve P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.) with the following modifications to Section I.D. of the Attachment A: *(Modifications shown in red.)*

3. ~~Required off-street parking, stacking, and loading spaces shall not include spaces located within the floodplain or floodway.~~ Spaces located within the floodplain or floodway may be utilized for compliance with required off-street parking, stacking, and loading spaces.

4. All parking and loading areas, including driveways, shall be paved within one year of the effective date of this ordinance. Failure to complete the work shall result in revocation of the business license and occupancy permit for the site until work is completed in accordance with the Unified Development Code.

5. Access to this development shall be permitted to utilize the existing gravel driveway. One-hundred feet of this access drive on both sides of the levee shall be paved with a dust-proof surface within twelve (12) months unless there is a delay by the Levee District, which would allow an extension of an additional twelve (12) months for the paving to be completed.

The motion was seconded by Commissioner Hansen.

Upon roll call, the vote was as follows:

Aye: Commissioner Hansen, Commissioner Lueking, Commissioner Marino, Commissioner Midgley, Commissioner Wuennenberg, Commissioner Geckeler, Chair Proctor

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:49 p.m.

Steve Wuennenberg, Secretary