

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 13, 2023**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Walter Bilgram
Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Debbie Midgley

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Staniforth made a motion to approve the Meeting Summary of the October 9, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Choate and passed by a voice vote of 7 to 0. (*Commissioner Marino abstained.*)

VI. PUBLIC COMMENT

A. P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldridge-Ryken, LLC)

Petitioner:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – representing Baldridge-Ryken, LLC was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None

VIII. UNFINISHED BUSINESS

- A. P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldridge-Ryken, LLC):** A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

Planner Shilpi Bharti provided the following information about the subject petition:

REQUEST

P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldridge-Ryken, LLC): A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road. The applicant is requesting to amend the existing ordinance 2742 to revise the legal description, add one more permitted use, revise setbacks, and revise the language in Attachment A under I. Specific Criteria A.2. to allow “two (2) additional drive thru uses” instead of one (1). There are 19 permitted uses allowed in the existing ordinance 2740. Applicant is requesting to add one more use that will be “Vehicle Repair and Service Facility”.

PRELIMINARY DEVELOPMENT PLAN

The applicant has submitted a Preliminary Development Plan and narrative statement for review. Since last submittal applicant has revised the internal circulation, shifted the proposed access to further east and provided sidewalk on the south and west side of the property. Sidewalks will be connected to each lot.

PUBLIC HEARING

A Public Hearing for this request was held on September 27, 2023 at the Planning Commission. There were two issues raised. Issue one was regarding proposed zero (0) feet parking setbacks for potential lots one and two. Issue second was regarding the traffic to be generated by the potential intensity of having multiple drive-thru facilities.

Since the Public Hearing, the applicant has updated their proposal, provided a re-submission to the City of Chesterfield, and provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant's response has been included in the Planning Commission packet.

REQUEST

Staff has completed review of this petition and has prepared Attachment A reflecting this request for consideration by the Planning Commission. The Attachment A of Ordinance 2742 was updated to follow the current City of Chesterfield Attachment A format and include the applicant's request. Some of the updated sections include Access and Roadway Improvements, Storm water, and Geotechnical Report.

The Preliminary Development Plan has also been reviewed by Staff and is marked hereto as Attachment B. Staff has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received and comments are represented in the provided Attachment A. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review. If approved, the Site Development Plan process will then commence.

Staff requests action on P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for P.Z. 13-2023 17551, 17555, & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC). The motion was seconded by Commissioner Marino and passed by a voice vote of 8 to 0.

DISCUSSION

Commissioner Choate expressed her appreciation for the revised plan showing the setback between potential area one (1) and two (2), but indicated she would like Staff to investigate further to modify the setback. Mr. Justin Wyse, Planning Director, clarified Commissioner Choate's request of including in Attachment A the buffer area between area one (1) and area two (2) shall comply with the submitted Preliminary Development Plan.

REQUEST

Commissioner Choate made a motion to amend the separation between the drive isles for potential area one (1) and potential area two (2) shall be as depicted on the Preliminary Development Plan. The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Bilgram, Commissioner Choate,
Commissioner Chohan, Commissioner Harris
Commissioner Marino, Commissioner Staniforth,
Commissioner Wuennenberg, Chair Tilman

Nay: None

The motion passed as amended by a vote of 8 to 0.

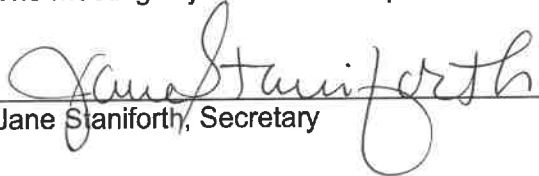
IX. NEW BUSINESS

- A. Commissioner Wuennenberg made a motion to approve the 2024 Proposed Planning Commission Meeting Schedule. The motion was seconded by Commissioner Marino and passed by a voice vote of (8 to 0.)

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.



Jane Staniforth, Secretary