

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 13, 2019**

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

I. ROLL CALL

PRESENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Gene Schenberg
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Debbie Midgley
Commissioner James Rosenauer

Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Chris Dietz, Planner
Ms. Annisa Kumerow, Planner
Mr. Andrew Stanislav, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Michael Moore, Ward III; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Schenberg read the “Opening Comments” for the Public Hearings.

- A. P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services):** A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Rd., located northwest of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V430035 and 17W620301).

STAFF PRESENTATION:

Planner Chris Dietz gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Dietz then provided the following information about the subject site:

Adjacent Zoning and Comprehensive Plan

The City of Chesterfield Comprehensive Plan Land Use Map delineates these two properties as *Mixed Commercial Use*, which is consistent with the surrounding zoning districts, as well as the surrounding mixed-use commercial districts.

Proposed Land Uses

- | | |
|---|---|
| 1. Church and other places of worship | 18. Retail Sales Establishment – Community |
| 2. Community Center | 19. Retail Sales Establishment – Neighborhood |
| 3. Art Gallery | 20. Animal Grooming Service |
| 4. Art Studio | 21. Barber or Beauty Shop |
| 5. Auditorium | 22. Check Cashing Facility |
| 6. Banquet Facility | 23. Drug Store and Pharmacy |
| 7. Recreation Facility | 24. Dry Cleaning Establishment |
| 8. Office-dental | 25. Financial Institution, no drive thru |
| 9. Office-general | 26. Hotel and Motel |
| 10. Office-medical | 27. Hotel and Motel – Extended Stay |
| 11. Bakery | 28. Laundromat |
| 12. Coffee Shop | 29. Theatre, Indoor |
| 13. Grocery – community | 30. College University |
| 14. Grocery – neighborhood | 31. Specialized Private School |
| 15. Restaurant – sit down | 32. Vocational School |
| 16. Restaurant – Fast Food, no drive thru | |
| 17. Restaurant – Take Out | |

Preliminary Plan

The Preliminary Plan is comprised of 10 lots - the lot located on 18301 Chesterfield Airport Road will remain undeveloped; the remaining 9 lots are on 18356 Chesterfield Airport Road. These 9 lots have a shared access road spanning south to north from Chesterfield Airport Road to the proposed Olive Street Road extension.

Building of Historic Interest

The Chesterfield Historic and Landmark Preservation Committee has identified a building of historic interest on Lot 3 of the Preliminary Plan. This building is a brick barn built in 1936, which the Petitioner intends to keep in place.

Discussion

Chesterfield Valley Design Policies

Chair Hansen asked if the Preliminary Plan is in keeping with the Chesterfield Valley Design Policy related to minimizing the amount of parking visible from Highway 64 and Chesterfield Airport Road. It was noted that Staff would identify this as an issue.

PETITIONER'S PRESENTATION:

The Petitioner did not provide a presentation.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Ms. Lynne Johnson, member of the Chesterfield Historic and Landmark Preservation Committee, 15125 Conway Road, Chesterfield, MO.

Ms. Johnson gave a brief history of the historic barn located on the subject site. She pointed out that it is “an imposing structure” constructed of large, special bricks transported by horse and buggy from Alton, Illinois. It was also noted that the interior of the barn includes stairs to the upper level rather than the usual ladder.

2. Ms. Wendy Geckeler, 26 Chesterfield Lakes Road, Chesterfield, MO.

Ms. Geckeler provided suggestions of new uses for the historic barn – such as a Welcome Center housing a display of Chesterfield’s archeological artifacts and items of historical interest; a place where the Chesterfield Chamber could advertise businesses and attractions in Chesterfield; or a retail establishment for a brew pub or tea room. As the process evolves, she hopes “the Planning Commission and Petitioner will appreciate the potential benefit of retaining this unique part of Chesterfield’s history”.

Discussion

Councilmember Hurt pointed out that there is a strip of private property between the subject site and the Comfort Inn site to the west. He asked for more information on the proposed accesses and how they relate to the private strip of property. Mr. Justin Wyse, Director of Planning & Development Services, stated that some years ago, a development plan was approved for the private property to be used as a small retail strip center. This property uses the existing private drive access point shared with the Comfort Inn.

Councilmember Hurt expressed concerns about the western and southern accesses. He has specific concerns that the proposed southern access could escalate the existing traffic issues in that area; and that access to the west is unclear.

Mr. Wyse replied that these concerns would be listed as issues and more information on access would be provided at a future meeting.

ISSUES:

1. Access
2. Plans for the historic barn
3. Chesterfield Valley Design Policy for parking along arterial roadways

- B. PZ 14-2019 16849 N Outer 40 Rd. (FPNU to AG):** A change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

STAFF PRESENTATION:

Planner Annisa Kumerow gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Kumerow then provided the following information about the subject site:

Request

The request is to rezone to the straight/conventional “AG” Agricultural District, and to determine whether the development criteria established by the proposed zoning district is appropriate for the subject site as established in the Unified Development Code.

For straight zoning districts, there is no Attachment A and a preliminary plan is not required.

Comprehensive Plan

The City of Chesterfield Land Use Plan indicates this parcel is located within the *Agricultural/Flood Plain/Conservation* land use designation.

Summary

All agency comments have been received, and Staff has no outstanding issues. The Petition has met all filing requirements and procedures, and the petition may be voted on this evening under ‘Unfinished Business’.

PETITIONER’S PRESENTATION:

Ms. Ruth Haynes, Owner of the subject property, 2077 Highway F, Eolia, MO.

Responding to Commissioner Tilman, Ms. Haynes indicated that she is in support of the proposal, as presented.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Schenberg read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Schenberg made a motion to approve the Meeting Summary of the **October 28, 2019 Planning Commission Meeting**. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – available for questions for the following:
 - 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd) – Amended Site Development Concept Plan
 - Alexander Woods - Record Plat

- Mark Andy Industrial Park, Lots A and B (64 Corporate Center) - Site Development Section Plan
- P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd) – Ordinance Amendment

Commissioner Tilman made a motion to change the agenda order to next review item VIII.C. P.Z. 14-2019 16849 N Outer 40 Rd. (FPNU to AG). The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

- C. P.Z. 14-2019 16849 N Outer 40 Rd. (FPNU to AG):** A change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

Commissioner Tilman made a motion to approve P.Z. 14-2019 16849 N Outer 40 Rd. (FPNU to AG). The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

Aye: Commissioner Marino, Commissioner Schenberg,
Commissioner Staniforth, Commissioner Tilman,
Commissioner Wuennenberg, Commissioner Harris,
Chair Hansen

Nay: None

The motion **passed** by a vote of 7 to 0.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd):** A Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for a 13.023 acre tract of land zoned “PC” Planned Commercial located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

- B. Alexander Woods (Record Plat):** A Record Plat for a 20.26 acre area of land zoned “R-4” Residence District and “R-2” Residence District located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Drive.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Alexander Woods. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

- C. **Mark Andy Industrial Park, Lots A and B (64 Corporate Center) SDSP:**
A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.2-acre tract of land zoned "PI"—*Planned Industrial District* located north of Chesterfield Airport Road and northeast of its intersection with Spirit 40 Park Drive and northwest of its intersection with North Goddard Avenue, along Interstate 64. (17V510270).

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Mark Andy Industrial Park, Lots A and B (64 Corporate Center)**, with the condition that the street trees along Chesterfield Airport Road of Lot B be planted at 50-foot intervals in lieu of the 30-foot buffer. The motion was seconded by **Commissioner Schenberg** and **passed** by a voice vote of 7 to 0.

- D. **Spirit Valley Business Park II (P.Z. 42-2007 Time Extension Request):**
A request for a one (1) year extension of time to commence construction for a 27.4 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road and west of Wardenburg Road.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the one-year extension of time to commence construction for **Spirit Valley Business Park II (P.Z. 42-2007)**. The motion was seconded by **Commissioner Schenberg** and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 11-2019 318 N. Eatherton:** A change in zoning from "NU" Non-Urban District and "PI" Planned Industrial District to create a new "PI" Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.

Planner Annisa Kumerow provided an aerial image of the site, along with the Preliminary Plan, and stated that all outstanding comments have been addressed.

Commissioner Schenberg made a motion to approve **P.Z. 11-2019 318 N. Eatherton**. The motion was seconded by **Commissioner Wuennenberg**.

Upon roll call, the vote was as follows:

Aye: Commissioner Wuennenberg, Commissioner Harris,
Commissioner Marino, Commissioner Schenberg,
Commissioner Staniforth, Commissioner Tilman,
Chair Hansen

Nay: None

The motion **passed** by a vote of 7 to 0.

- B. **P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd)**: A request to amend Ordinance 2969 to establish new permitted uses and revise the development criteria for a 13.023 acre tract of land within an existing "PC" Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (17U510084).

Request Summary

The Petitioner is requesting the following:

1. To add *Automobile Dealership* to the existing list of permitted uses.
It was noted that outdoor sales activity associated with this use will be modified in the Attachment A
2. To increase the maximum height from 1-story to 2-story construction.
The overall maximum building height of 42' will remain unchanged in the Attachment A.

Parking

The Public Hearing for this petition was held on October 16, 2019, at which time one issue was raised by the Planning Commission pertaining to the number of proposed parking spaces. The Applicant has since provided the following information regarding parking.

- Customer Parking Spaces: 12 on north side of site
- Certified Pre-Owned Land Rover & Jaguar Parking Spaces: 19 on north side of site, 41 spaces on east and west sides of building
- New Car Spaces: 113 on east, west, and south perimeter
- Employee Spaces: 60 on southeast and southwest interior
- Service and Loaner Spaces: 15 on east side of building

Summary

All agency comments have been received and Staff has no outstanding issues. A draft Attachment A has been prepared, and the petition is ready for vote.

Discussion

Commissioner Tilman noted that the ordinance requirements for *hours of operation*, *location of outdoor display*, and *screening for outdoor storage* are not consistent among the various automobile dealerships along the I-64/US-40 corridor. Discussion followed as to whether standardized language should be included in the Attachment A for these criteria for any future dealerships.

After considerable discussion, Commissioner Tilman asked Staff to review the matter and provide recommendations to the Planning Commission prior to approving an update to the Comprehensive Plan.

Councilmember Hurt also suggested reviewing the requirements for all forms of transportation - from four-wheelers to construction equipment.

Chair Hansen then directed the Commission back to the subject petition, at which point Mr. Stanislav provided clarification regarding *outdoor storage* for 84 Lumber. He noted

that the existing ordinance prohibits outdoor storage; but the draft Attachment A allows it for an automobile dealership. Language in the draft Attachment A states:

All outdoor storage shall be prohibited within this development, with the exception of automotive vehicles in conjunction with an “Automobile Dealership”. Outdoor storage for the use “Automobile Dealership” shall be as approved on the Site Development Plan.

Commissioner Wuennenberg made a motion to approve P.Z. 13-2019 84 Lumber, Adj. Lot 2 (17511 Chesterfield Airport Rd). The motion was seconded by Commissioner Tilman.

Discussion

Commissioner Schenberg noted that the Attachment A lists a number of business types that include drive-thru's. He expressed concern that too many drive-thru's could cause traffic issues, and suggested limiting the number. City Attorney Graville suggested limiting just fast-food drive-thru's rather than all drive-thru's, such as banks.

Commissioner Schenberg made a motion to amend the motion to amend the Attachment A to limit the number of fast food drive-thru's to no more than two. The motion was seconded by Commissioner Wuennenberg.

Discussion

The Petitioner, Mr. George Stock, addressed the Commission noting concern with such a restriction. He pointed out that there are successive drive-thru's throughout Chesterfield Commons that do not cause issues, and stated that the subject lots do not have direct access to Chesterfield Airport Road thereby preventing any adverse impact. Site Development Section Plans for each lot will be presented and reviewed, and a traffic analysis can be provided on an individual basis, if necessary. They want to retain the flexibility of the current ordinance, which allows these permitted uses with drive-thru's.

Commissioner Schenberg noted his concern of possibly unduly burdening the last lot to be developed with the expense of providing a traffic study.

After further discussion, Chair Hansen called for the vote.

Upon roll call, the vote was as follows:

Aye: None

**Nay: Commissioner Harris, Commissioner Marino,
Commissioner Schenberg, Commissioner Staniforth
Commissioner Tilman, Commissioner Wuennenberg,
Chair Hansen**

The motion to amend failed by a vote of 0 to 7.

Upon roll call, the vote on the original motion to approve was as follows:

Aye: Commissioner Marino, Commissioner Schenberg,
Commissioner Staniforth, Commissioner Tilman,
Commissioner Wuennenberg, Commissioner Harris,
Chair Hansen

Nay: None

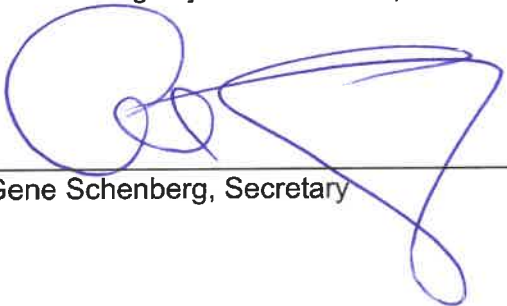
The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:10 p.m.



Gene Schenberg, Secretary