PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 23, 2017

The meeting was called to order at 7:01 p.m.

I. ROLL CALL

PRESENT	ABSENT
Commissioner Wendy Geckeler	
Commissioner Allison Harris	
Commissioner Laura Lueking	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Mary Monachella	
Commissioner James Rosenauer	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

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

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; and Councilmember Guy Tilman, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the October 9, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0 with 1 abstention from Commissioner Monachella.**

VI. PUBLIC COMMENT

Mr. George M. Stock, Stock & Associates, 257 Chesterfield Business Parkway – representing the Petitioner for **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment)**. Mr. Stock stated he was available for any questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Logan College of Chiropractic AAE (2017): Architectural Elevations for a 112 acre tract of land zoned "NU" Non-Urban District located west of Schoettler Road, and south of Green Valley Drive (20R430046).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Logan College of Chiropractic. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 9 to 0**.

VIII. UNFINISHED BUSINESS

A. P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment): A request to amend Ordinance 2841 to amend the development conditions in a "C-8" Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

Project Planner Cecilia Dvorak stated that the Public Hearing for this petition was held on August 28, 2017, and then presented information regarding a similar rezoning request made in 2014. At that time, the Petitioner requested the following: (1) additional uses; (2) the elimination of the maximum square footage required for the oil change facility; and (3) setback changes. Throughout the 2014 zoning petition process, the Planning Commission raised concerns related to open space, site circulation, the intensity and number of proposed uses, and the removal of the size limitation. Ultimately, with the exception of the request for the *vehicle repair* use as an additional permitted use, all other requests were removed by the Petitioner due to issues that arose at the Public Hearing and subsequent meetings.

At the August 2017 Public Hearing, two major issues arose: (1) concerns regarding the request to further reduce the open space below the 30% required of developments today; and (2) agency comments received from the Monarch Fire District.

It was noted that the Petitioner has removed the request to reduce the open space below the currently required 27%.

Ms. Dvorak then stated that the neighboring property owner to the south has voiced concerns and also mentioned concerns posed by the Fire District due to the stress of the access easement. It was pointed out that the Monarch Fire District has provided a "no comment" letter regarding the zoning request, and the letter has been included in the Commission's packets. The Petitioner has been made aware that while the Fire District has no comments at this time, a letter of approval from the Fire District will be required prior to approval of a Site Development Plan.

The same neighboring property owner has submitted correspondence and photos showing incidents where the current cross access easement was blocked by the users of the subject site. This property owner has also provided a suggested change in the layout of the site by placing the cross access easement in front of the existing building as opposed to the rear.

After considering the concerns and suggestions made by the neighbor, the Petitioner has provided a letter describing why the proposal drawn and suggested by the neighbor does not work. Staff agrees with the rationale provided by the Petitioner describing why their proposal for the cross access of the site is the best solution as it ensures the vehicles entering off of Long Road are quickly moved off the access point and into the site. Additionally, Staff agrees that by striping and adding signage along the cross access easement, all users of the site will be more inclined to keep that area clear at all times. To ensure these measures are taken, Staff has added recommended language to the Attachment A requiring that signage and striping be provided for the cross access easement to the south. The recommended language is shown in the redline changes in Staff's report.

Discussion

Commissioner Wuennenberg agreed that the striping provides a clear warning not to block the access easement, but stated he has concerns with the current location of the trash dumpster and how it will be emptied without blocking the access easement.

Chair Hansen noted that the site is a very busy area and questioned whether the changes are being requested as a means of increasing the volume of business, or as a means of making the site more accessible.

Petitioner's Response

Intensity of the Use

Mr. Stock addressed concerns regarding the intensity of the use stating that when Northwest Automotive moved to the subject site, they recognized the fact that the existing three bays at the site do not accommodate full automotive service. The request for an additional three bays is not to increase the intensity of the business, but to better cater to the current customer base. The subject building was built for a high-volume oil lube facility with a quick 15-minute oil change turnover, whereas the current business of servicing a vehicle takes approximately one hour. By having additional bays, the cars now sitting in the parking lot can be in the bays being serviced. Mr. Stock also pointed out that one bay would be dedicated to wheel alignments leaving five bays open for the full-service automotive component.

Access Easement

Mr. Stock then addressed the issue of the drive access easement being blocked. They believe that striping the area, providing signage, and having the additional bays will all help in preventing the driveway from being blocked.

Trash Enclosure

Regarding the trash enclosure, they are open to reviewing other areas for its location during the site development plan stage. It was noted that trash is currently being collected once per week. Mr. Michael Waitsmann, owner of Northwest Automotive, stated that there is the possibility of sharing a dumpster with one of the neighboring businesses and decreasing the number of trash pick-ups to possibly twice/month.

Discussion

Cross Access

Chair Hansen noted that there is only about a 30-foot spread between Northwest Automotive and the business just south of them (Pohlmann building). She suggested that Northwest Automotive contact the owner of the Pohlmann building to determine if a

Mr. Justin Wyse, Director of Planning & Development Services, stated that the ordinance for the Pohlmann site requires that once a Site Development Plan is submitted for that property, a cross access easement is required to be dedicated to allow access to the properties to the north. Consequently, there is the future potential of having an easement that will allow for the extension of that drive.

Mr. Stock suggested that Mr. Waitsmann and the neighbor to the south collaboratively contact the Pohmann's to discuss this matter.

Commissioner Wuennenberg made a motion to approve P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment). The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

Aye: Commissioner Monachella, Commissioner Rosenauer, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Harris, Commissioner Lueking, Commissioner Marino, Commissioner Midgley, Chair Hansen

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

Steve Wuennenberg, Secretary