PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
SEPTEMBER 28, 2022

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Gail Choate	Commissioner Allison Harris
Commissioner Khalid Chohan	Commissioner Nathan Roach
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

Mayor Bob Nation
Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Tilman acknowledged the attendance of Mayor Bob Nation; Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Dan Hurt, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

A. P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.): A request for a zoning map amendment to incorporate 3 acres of land zoned "NU" Non-Urban District and 2 acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District.

STAFF PRESENTATION:
Planner Alyssa Ahner gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Ahner then provided the following information about the subject site:

Request Summary
The request is for a zoning map amendment to incorporate three acres of land zoned "NU" Non-Urban District and two acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District. Once the two parcels are combined, the adjusted lot will be 5.393 acres in size.

The petitioner is also requesting that the new "PI" Planned Industrial District share the same development criteria as the current governing Ordinance 3081.

Site History
The site was zoned "NU" Non-Urban prior to the City's incorporation, and then rezoned to "PI" Planned Industrial in 2012 in conjunction with a Boundary Adjustment Plat being filed. A Site Development Plan was approved in 2018. In 2019, the property owner acquired an additional acre of land. The parcels were consolidated through a Boundary Adjustment Plat and rezoned to "PI" Planned Industrial under the current governing ordinance.

Comprehensive Plan
The Comprehensive Plan's Land Use Plan shows the site as falling within the *Industrial* use designation, which is characterized as areas that generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.

Development Criteria
The applicant is requesting that the additional acreage share the same development criteria as the land currently owned along Eatherton Road. Governing Ordinance 3081 includes the following development criteria:

- Permitted Uses
  a. Cultivation and sale of plant crops, commercial vegetable and flower gardening, as well as plant nurseries and greenhouses.
  b. Yard for storage of contractors' equipment, materials, and supplies.

- Hours of Operation
  Hours of operation for this "PI" Planned Industrial District shall not be restricted.

It was noted that all building requirements including open space, floor area ratio, structure setbacks, and parking setbacks are to be the same as Ordinance 3081.

PETITIONER
Mr. Jeff Atkins, Volz Incorporated, 10849 Indian Head Industrial Boulevard, St. Louis, MO – stated he was available for questions.

Commissioner Choate inquired as to whether *cultivation of crops* is currently occurring on the property, and whether crops would be grown on the newly-acquired acreage. Mr. Atkins responded that the applicant does not intend to cultivate any crops. The site is primarily used for equipment storage for the owner's landscaping business.

Commissioner Marino pointed out that adequate screening of equipment will be required at the Site Plan stage.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the September 12, 2022 Planning Commission Meeting with a correction to a Speaker's last name on page 8. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

A. Wild Horse Bluffs - Record Plat

Petitioner

1. Mr. Gabe DuBois, DHD Design Group, 148 Chesterfield Industrial Blvd., Chesterfield, MO – available for questions.

2. Ms. Stacey Adams, 704 Cooper Way Drive, O'Fallon, MO – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS AND SIGNS

A. 261 River Valley Drive (Maestas Home Improvement) Single-family Residential Addition: Single-family residential addition for a 1-acre tract of land zoned "R-2" Residential District.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Residential Addition for 261 River Valley Drive. The motion was seconded by Commissioner Choate and **passed by a voice vote of 7 to 0**.

B. Spirit Valley Business Park, Lot 15 (ASDSP): An Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for an 8.5-acre tract of land zoned "PI" – Planned Industrial District located south of Olive Street Rd, west of Spirit Valley East Dr, and east of Spirit Valley Central Dr.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for Spirit Valley Business Park, Lot 15 with the condition that no more than six pieces of equipment be displayed in the outdoor display area. The motion was seconded by Commissioner Marino.

Discussion

Commissioner Wuennenberg stated that his only concern relates to the use of wrought iron fencing for screening purposes.

Commissioner Staniforth added her concern regarding the proposed red privacy screening, and noted her preference for black screening to match the black wrought iron fence.

Chair Tilman called for the vote on the motion to approve, which passed by a voice vote of 7 to 0.

C. **Wild Horse Bluffs RP:** A Record Plat for a 4.91 acre tract of land zoned "E-1AC" Estate District with a "WH" Wildhorse Creek Road Overlay District located on the north side of Wild Horse Creek Road and west of Long Road.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Wild Horse Bluffs. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Jane Staniforth, Secretary