PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 22, 2022

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

I. ROLL CALL

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

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 Councilmember Michael Moore, 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. 08-2022 TSG Chesterfield Airport Road (Stock & Associates Consulting Engineers Inc.): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 13 acres located north of Chesterfield Airport Road.

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 petitioner is requesting one additional use and a revision to the open space language.

Site History
The subject site was zoned "NU" Non-Urban prior to the City's incorporation, and then rezoned to "PC" Planned Commercial District in 2017. The current governing Ordinance 3082 was approved in 2020 followed by a record plat for TSG Chesterfield Airport Road, as well as a Site Development Section Plan. An Amended Site Development Section Plan was approved for Lot A, Jaguar Land Rover, in 2021.

Comprehensive Plan
The Comprehensive Plan's Land Use Plan shows the site as falling within the *Regional Commercial* use designation, which is characterized as areas that serve regional commercial needs and draw visitors from both Chesterfield and the surrounding areas.

Request #1
The petitioner is requesting to add ***Car Wash*** as a permitted use. It was noted that the current governing ordinance has 40 permitted uses.

Request #2
The petitioner is requesting to revise the language in Ordinance 3082 pertaining to ***Open Space***, as follows: *(revisions shown in red)*

> A minimum of thirty-five percent (35%) is required for ~~this development~~ each lot.

Preliminary Development Plan
The Preliminary Development Plan shows the proposed location of the car wash.

Discussion
Commissioner Marino asked that the permitted uses under governing Ordinance 3082 be provided at the next meeting concerning this petition.

PETITIONER'S PRESENTATION:

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO.
2. Mr. Todd Buckner, Tifton Car Wash LLC, 621 Ponte Vedra Boulevard, Ponte Vedra Beach, FL – available for questions

Mr. Stock stated that he is representing TSG Chesterfield Airport Road LLC, the Staenberg Group, and Tifton Car Wash LLC.

They are requesting two modifications: (1) the additional permitted use of *car wash*; and (2) a revision to the *open space* language. He explained that historically *open space* has been measured on each lot within the development vs. across the entire 13-acre parcel.

Discussion

Chair Tilman asked that the Petitioner review the list of 40 permitted uses to determine if any can be eliminated. Mr. Stock pointed out that there are still two lots remaining to be developed within the complex, and indicated that he will work with the owner (The Staenberg Group) and Staff on possibly reducing the number of uses.

With respect to the *open space* modification request, Chair Tilman asked for confirmation that the modification will not impact other lots previously approved within the development. Mr. Stock confirmed that the modification request will not affect previously-approved lots.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the August 8, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.** *(Commissioners Harris and Roach abstained.)*

VI. PUBLIC COMMENT

A. Chabad of Chesterfield (SDP)

Mr. Daniel F. Conway, Conway Contracting, 3001 Spruce Street, St. Louis, MO 63103 – representing the Petitioner.

Mr. Conway stated that the proposed building, Chabad of Chesterfield, would provide a place for worship, education, and fellowship for the Jewish community within Chesterfield.

B. Long Road Crossing, Lot B-1 (Kia) ASDSP

Mr. Michael Bauer, Architectural Representative for Jim Butler Kia, 1324 Greystone Estates Lane, St. Louis, MO 63146 – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Chabad of Chesterfield (SDP): Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chabad at Chesterfield on a 1.49-acre tract of land, zoned “PC” Planned Commercial District.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chabad of Chesterfield. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0.**

B. Long Road Crossing, Lot B-1 (Kia) ASDSP: An Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for a 5.35-acre tract of land zoned "PC" Planned Commercial District located north of Long Road Crossing and east of Chesterfield Industrial Blvd.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Long Road Crossing, Lot B-1 (Kia). The motion was seconded by Commissioner Midgley.

Commissioner Marino thanked the architect and the Architectural Review Board for the work that was put into this project.

The motion to approve passed by a voice vote of 9 to 0.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

A. 2023 Proposed Planning Commission Meeting Schedule

Commissioner Wuennenberg made a motion to approve the 2023 Proposed Planning Commission Meeting Schedule. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

If the agenda for one of the upcoming meetings is light, Commissioner Marino suggested having the Comp Plan Review meeting on that date.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Jane Staniforth, Secretary