

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 8, 2022**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner
Ms. Alyssa Ahner, Planner
Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Allison Harris
Commissioner Nathan Roach

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Marino made a motion to approve the Meeting Summary of the July 25, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. Boone's Ridge (SDP)

Mr. Mike Falkner, Vice-President, Sterling Engineering Company, 5055 New Baumgartner, St. Louis, MO (representing the Petitioner) – available for questions.

B. Chesterfield Commons, Lot 14 (Schnucks) AAE

Ms. Meg Olson, Architect, BRR Architecture, Inc., 8131 Metcalf Avenue, Overland Park, KS (representing the Petitioner) – available for questions

C. The District, Sign Package

Mr. Tim Lowe, Senior Vice-President-Development, Staenberg Group, 2127 Innerbelt Business Center Drive, St. Louis, MO (representing the Petitioner) – available for questions

D. P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC)

Mr. Mike Doster, 16839 Chesterfield Bluff Circle, Chesterfield, MO (representing the Petitioner)

Mr. Doster noted that at the Public Hearing no issues were raised by the Commission, and comments made by Staff at that time have been addressed.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Boone's Ridge (SDP): A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 26.8 acre tract of land zoned "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (18V520115, 18V520126, 18V520160, 18V520027, 18V510381).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for Boone's Ridge. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0**.

- B. Chesterfield Commons, Lot 14 (Schnucks) AAE: Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Lighting Plan for Chesterfield Commons, Lot 14 (Schnucks), along with a recommendation of Power of Review by City Council. The motion was seconded by Commissioner Staniforth.

Councilmember Hurt clarified that the recommendation of Power of Review by City Council relates to matching the stain of the brick to the existing complex.

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

- C. **Estates at Fire Rock (SDP):** A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 35.0 acre tract of land zoned "PUD" Planned Unit Development District located on the north side of Wild Horse Creek Road and across from Savonne Court (18V130099, 18V140065, 18V140098).

Commissioner Wuennenberg, representing the Site Plan Committee and at the Applicant's request, made a motion to hold the Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for **Estates at Fire Rock**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

- D. **The District, Sign Package:** An Amended Sign Package for a 48.15-acre tract of land zoned "PC"—Planned Commercial District located north of North Outer 40 Road and east of Boone's Crossing.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the requested exception to the image display duration allowing The District to retain a minimum image display duration of 10 seconds for the existing Electronic Message Center vs. 30 minutes. The motion was seconded by Commissioner Marino.

Commissioner Wuennenberg explained that the 10 second image display duration was originally approved for The District and has been in place. The language pertaining to Electronic Message Centers in the Unified Development Code was amended earlier this year changing the minimum image display duration of 10 seconds to a minimum image display duration of 30 minutes.

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

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package, with an image display duration of 10 seconds. The motion was seconded by Commissioner Staniforth and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC):** An ordinance amending the Unified Development Code by changing the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

Mr. Mike Knight, Assistant City Planner, provided the following information.

Request Summary

The Petitioner is requesting: (1) to delete restrictions on the fast food use, including the prohibition on the drive-through; and (2) to update the Preliminary Development Plan by reducing the square footage of the building area, along with the addition of a drive-through.

Site History

In 2007, the site was rezoned from “M3” Planned Industrial to “PC” Planned Commercial with the sole use being a restaurant. The Preliminary Development Plan was updated in 2015 and additional uses permitted. One of the uses added at that time was *Fast-Food* with the restriction of no drive through and requiring non-disposable dishware, and custom prepared food to order– classified as *Fast-Casual*. The Site Development Plan was approved in 2018 but the site has not been developed.

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 – Delete Restrictions on Fast Food use

The Petitioner is requesting that the following restrictions on the *fast food* use be removed:

- no drive through,
- use of non-disposable dishware, and
- custom-prepared to order food vs. pre-prepared and racked food items

The applicant states that the dining habits of customers have changed as a result of the pandemic and has made the availability of a drive-through critical to the success of restaurants.

Request #2 – Updates to the Preliminary Development Plan

The proposed Preliminary Development Plan shows the restaurant building with a drive-thru component separate from the retail component.

Commissioner Wuennenberg made a motion to approve P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC). The motion was seconded by Commissioner Midgley.

Discussion

Councilmember Hurt explained that when the Valley was being developed, a significant number of Councilmembers did not want certain commercial aspects along Highway 40 because of aesthetic and safety concerns with respect to signage. There were concerns that signage could cause distractions along the highway and could create “an Osage Beach-type approach”. For those reasons, the drive-through restriction was put in place for the subject site.

Commissioner Chohan questioned whether the drive-through would be single or double-laned. It was noted that during the Public Hearing, the Applicant stated that there is only enough room for a single drive-through.

Petitioner's Presentation

Mr. Doster provided the following information:

- The current proposal would reduce the building mass on the site from 24,400 square feet to 11,100 square feet, which greatly reduces its visual impact.
- The open space has increased resulting in 54.7% of the lot being open space.
- Because the configuration and size of the buildings have changed, the building closest to the eastern buffer line has been moved considerably back towards the west.
- Given the reduced size of the building, it is anticipated that additional landscaping can be added to the site. It was also noted that along Highway 40 there are existing plantings, making the subject site not readily seen from the highway.

Commissioner Staniforth asked for clarification regarding the Applicant's intent for signage, and whether the site would front on Chesterfield Airport Road or the highway.

With respect to signage, Mr. Doster stated that the Applicant will not be requesting any pylon signs and at this time is only considering building signage. The plans are for a small building with limited seating and primarily focused on drive-through traffic. Any frontage of the subject development will be to the south.

Commissioner Wuennenberg stated that the landscaping along the highway is mainly undesirable and will probably need to be cleaned out and redone. He is looking forward to a "pretty heavily landscaped version" at the next stage of the project. Mr. Doster indicated his understanding.

Commissioner Choate made a motion to amend the original motion to stipulate that there be no freestanding signs, including pylon signs, along the Highway 40 frontage, and that there be increased landscaping along the highway frontage. The motion was seconded by Commissioner Marino and passed by a voice vote of 7 to 0.

Upon roll call, the vote to approve, as amended, was as follows:

**Aye: Commissioner Midgley, Commissioner Staniforth,
Commissioner Wuennenberg, Commissioner Choate,
Commissioner Chohan, Commissioner Marino,
Chair Tilman**

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 7:23 p.m.



Jane Staniforth, Secretary