PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 27, 2015

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	
Ms. Merrell Hansen	
Ms. Fay Heidtbrink	
Ms. Laura Lueking	
Ms. Debbie Midgley	
Ms. Amy Nolan	
Mr. Guy Tilman	
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the July 13, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Nolan and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

Mr. Jeremy Roth, Vice-President of Land Development for McBride and Son Homes, 16091 Swingley Ridge Road, Chesterfield, MO representing the Petitioner for P.Z. 04-2015 and P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road).

Mr. Roth thanked the Staff, Planning Commission, and Councilmembers for partnering with McBride and Son Homes on this project. He explained that development of this property has proved challenging because of the site's dimensions, but they are very pleased with the proposed layout as it accomplishes all of the objectives outlined in the PUD. He then noted that there are a couple of points of clarification in the Attachment A which will be presented by Staff.

Mr. Roth introduced other members of the development team from McBride and Son Homes and Sterling Engineering, and stated they were all available for questions pertaining to the project.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Arbors at Kehrs Mill - Plat 1, Record Plat: A Subdivision Plat for a 27.055 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Arbors at Kehrs Mill-Plat 1. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 9 to 0**.

B. Arbors at Kehrs Mill - Plat 2, Record Plat: A Subdivision Plat for a 31.093 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Arbors at Kehrs Mill-Plat 2. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0**.

VIII. OLD BUSINESS

A. P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1" Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

Project Planner Jessica Henry stated the Public Hearing for this petition was held on June 22, 2015 at which time no issues were raised from the Planning Commission or the public. Staff has no outstanding issues and recommends approval of the petition.

Commissioner Wuennenberg made a motion to approve P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road). The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

Aye: Commissioner Lueking, Commissioner Midgley, Commissioner Nolan, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Hansen, Commissioner Heidtbrink, Chair Proctor

Nay: None

The motion passed by a vote of 9 to 0.

B. P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from an "E-1" Estate One-Acre District to a "PUD" Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

Project Planner Jessica Henry stated that this petition is the second step of the zoning procedure in order to establish zoning entitlements for a 47 single-family home development. The Public Hearing for this petition was held on June 22, 2015 at which time no issues were raised by the Planning Commission or the public. All Staff items reviewed during the Public Hearing have been addressed.

Ms. Henry then presented the following proposed amendments to the Attachment A:

Section I. E. Landscape and Tree Requirements – *changes shown in **bold**.*

2. *Provide a Greenspace Preservation Area on the southern portion of the site as shown on the Preliminary Plan, attached hereto, and marked as Attachment B. No structures or paving, **other than the pedestrian trail as shown on the Preliminary Plan,** are permitted in a Greenspace Preservation Area.*

Section I. I. Access/Access Management – *changes shown in **bold**.*

4. ***A thirty-foot-wide cross access easement shall be provided to the adjacent property to the west, as shown on the Preliminary Plan, and as directed by the City of Chesterfield.***

Inasmuch as all issues have been addressed, Staff is recommending approval of the petition with the proposed amendments.

Commissioner Wuennenberg made a motion to amend the Attachment A to include the two amendments as proposed by Staff and outlined above. The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Nolan, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Hansen, Commissioner Heidtbrink, Commissioner Lueking, Chair Proctor

Nay: None

The motion to amend passed by a vote of 9 to 0.

Commissioner Wuennenberg then made a motion to approve P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road), as amended. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

Aye: Commissioner Nolan, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Hansen, Commissioner Heidtbrink, Commissioner Lueking, Commissioner Midgley, Chair Proctor

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

_____

Steve Wuennenberg, Secretary