

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 9, 2012**

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

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Chair Michael Watson

ABSENT

Mr. Bruce DeGroot
Mr. Steve Wuennenberg

Mayor Bruce Geiger
Councilmember Randy Logan, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Mayor Bruce Geiger; Councilmember Randy Logan, Council Liaison; and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Lueking made a motion to approve the minutes of the June 25, 2012 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. 1302 Countryside Manor Court:

Petitioner:

1. Mr. Doug Jungerman referred to the proposed cupola atop the garage and indicated that they are agreeable to shortening it. He added that the room above the garage is not intended as a living area.

Ms. Aimee Nassif, Planning & Development Services Director inquired as to the height of the weather vane. Senior Planner Justin Wyse replied that the plans show it as two feet tall.

Commissioner Lueking asked for more information about the proposed light in the cupola. Mr. Jungerman indicated that the owner is still undecided about the light. It was noted that if the cupola is shortened, the windows would also be shortened. Mr. Jungerman also stated that the windows would be clear glass and that the height of the addition, with the weather vane, is proposed to be 37 feet.

City Attorney Heggie asked if the light in the cupola would be lit continuously and Chair Watson inquired as to the number of lumens. It was noted that the property owner was not present so an answer was not available.

2. Ms. Joyce Passiglia, Designer for the Project, 1343 Countryside Manor Place, Chesterfield, MO indicated that if there are issues with the lighting, it would not be included.

Ms. Nassif suggested that Staff work with the property owner regarding the lighting as a separate review from the house addition.

Ms. Passiglia stated that in order to get it passed tonight, they would not put in the light.

Chair Watson noted that concern had been expressed about the height of the cupola light in a residential area and asked what the height is of the surrounding homes. Ms. Nassif replied that the height of the surrounding homes is not known, but 40-45 feet is allowed in the subject residential district. Chair Watson stated that the proposed addition would be taller than the other houses, which raises a concern about a light at that height.

Commissioner Lueking suggested excluding the light in the approval and then having Staff work with the property owner. Ms. Nassif stated that if the light is excluded, the property owner would have the option of amending the plan, which would then be reviewed and approved administratively by Staff.

Commissioner Lueking asked what the standard is with respect to heights of cupolas. Ms. Nassif stated that the City does not have a standard requirement in its code.

B. Chesterfield Blue Valley, Plat One:

Petitioner:

Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, St. Louis, MO stated that he was available for questions.

In Opposition:

Mr. Chet Pleban, Attorney representing Outlet Partners, 2010 South Big Bend, St. Louis, MO stated the following:

- On July 5th, they hand-delivered correspondence to City Administrator Mike Herring regarding their concerns related to drainage.
- It was their understanding that originally the Blue Valley project was to drain westward into watershed #3. In viewing the plat, the drainage is unclear to them.
- They have concerns that if the drainage is in an easterly direction, it is moving from watershed #3 to watershed #4. The City's municipal code Section 1005.290.1 states: *No change in watersheds shall be permitted.*
- Their engineers have reviewed the Master Plan but it is unclear since it is not updated to built-conditions. When their engineers walked the property last week and compared it to the Master Plan, it was not the same. Subsequently, they have requested a meeting with Thomas & Hutton, the firm that developed the Master Plan; but Thomas & Hutton is not available until July 18 or 19.
- Because of their concerns, they request that the vote on this matter be delayed.

Ms. Nassif stated that the purpose of the Record Plat is to create the lot lines for the property to be subdivided – it does not approve improvements to the site. Improvements are not shown on the Plat. The Improvement Plans are still under review by the Department, which will determine how stormwater drainage on the site will be handled.

Mr. Pleban stated that he recognizes that this is Plat approval but when they look at the Plat, it appears that the drainage is going in two different directions. While

they realize there is nothing definitive at this time, their point is that drainage is shown on the Plat and they feel the drainage issues should be addressed now.

Mr. Nassif stated that the Plat shows easements only for future improvements. The improvements are under review by both the Department and Thomas & Hutton. No determination has been made yet on which direction drainage will flow.

Senior Planner Justin Wyse clarified that no official meeting has been set yet with the City's stormwater consultant and Mr. Pleban's firm.

City Attorney Heggie asked if the City normally makes its engineers and Staff available to outside parties. Mr. Wyse indicated that the product is available for review but meeting with consultants is not common practice.

City Attorney Heggie asked if Staff has any concerns with the Record Plat. Mr. Wyse confirmed that Staff has no concerns. He added that the plat shows stormwater easements, which are consistent with the overall plan for Chesterfield Valley.

C. Chesterfield Blue Valley, Proposed Lot 2 (Increase in Size for a Future Use of Site Sign):

Petitioner:

1. Mr. Joe Phillips, Piro's Signs, 1818 Highway M, Barnhart, MO stated he was available for questions.
2. Mr. Dean Wolfe, representing Simon Woodmont Developers of the Outlet Mall, 7711 Bonhomme, Clayton, MO stated he was available for questions.

Commissioner Geckeler stated she supports the proposed temporary sign but advised Mr. Wolfe that approval of the temporary sign does not set a precedent for any other signage on the building due to the distance between the highway and the facility and the travel speed on Highway 64.

Mr. Wolfe indicated his understanding and stated he would communicate this to Simon Woodmont.

D. P.Z. 02-2012 Mercy Health System (Chesterfield Village, SE Quadrant)

Petitioner:

Mr. Mike Doster, representing Mercy Health System, 16090 Swingley Ridge Road, Chesterfield, MO stated that he has submitted a letter requesting that P.Z. 02-2012 Mercy Health System be held until the next Planning Commission meeting. The purpose of the hold is to allow the Mercy development team and Staff to further address issues that have been raised by Staff and issues that the Mercy development team has with the Attachment A.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. 1302 Countryside Manor Court:** A request for a residential addition on the north side of an existing home zoned "R1" Residence District with a "PEU" Planned Environmental Unit Overlay, located at 1302 Countryside Manor Court in the Countryside at Chesterfield Subdivision (18U130551).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Residential Addition for 1302 Countryside Manor Court with the condition that the lighting in the cupola be reviewed and approved by Staff. The motion was seconded by Commissioner Geckeler.

Commissioner Lueking made a motion to amend the motion to: (1) remove the lighting and have it subject to Staff review for any further amendments; and (2) take the cupola down by five feet.

City Attorney Heggie pointed out that the original motion already calls for Staff review of the lighting.

Commissioner Lueking then made a motion to amend the motion to amend the height of the cupola, not restricting the weather vane at two feet, but taking the cupola down to five feet plus the two feet of the weather vane, which is seven feet above the two-story garage. **The motion to amend died due to the lack of a second.**

The original motion passed by a voice vote of 6 to 1 with Commissioner Lueking voting "no".

- B. **Chesterfield Blue Valley, Plat One**: A Record Plat for a 191.350 acre tract of land zoned "PC" Planned Commercial District and "FP" Flood Plain District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for **Chesterfield Blue Valley, Plat One**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 7 to 0.

- C. **Chesterfield Blue Valley, Proposed Lot 2 (Increase in Size for a Future Use of Site Sign)**: A request for a 64 square foot sign announcing the future use of the site for a 50.72 acre tract of land zoned "PC" Planned Commercial District in the northeast corner of the development located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of a 64-square foot sign announcing the future use of the site for **Chesterfield Blue Valley, Proposed Lot 2**. The motion was seconded by **Commissioner Midgley** and **passed** by a voice vote of 7 to 0.

- D. **Chesterfield Commons Seven, Lot 1 (Wendy's)**: A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.06 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Chesterfield Airport Road and Boone's Crossing (UC17U5101).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for **Chesterfield Commons Seven, Lot 1 (Wendy's)**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 7 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 02-2012 Mercy Health System (Chesterfield Village, SE Quadrant)**: A request for a change of zoning from a “C-8” Planned Commercial District and two “PC” Planned Commercial Districts to a “UC” Urban Core District for a 40.040 acre area of land located north of Chesterfield Parkway and east of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171 and 18S220061).

Chair Watson made a motion to hold **P.Z. 02-2012 Mercy Health System (Chesterfield Village, SE Quadrant)**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 7 to 0.

IX. NEW BUSINESS

Ms. Nassif reported that the Chesterfield Senior Living facility off Wild Horse Creek Road would be presented at the July 12th Architectural Review Board Meeting. Commissioner Proctor will be the Planning Commission liaison at that meeting.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:26 p.m.

Bruce DeGroot, Secretary