PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 26, 2017

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Wendy Geckeler	Commissioner John Marino
Commissioner Allison Harris	
Commissioner Laura Lueking	
Commissioner Debbie Midgley	
Commissioner Mary Monachella	
Commissioner James Rosenauer	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Guy Tilman, Council Liaison
Mr. Christopher Graville, City Attorney *(arrived at 7:18 p.m.)*
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Guy Tilman, Council Liaison; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the June 12, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

Ms. Jeannie Aumiller, McBride & Son, 16091 Swingley Ridge Road, Chesterfield, MO speaking for the Petitioner for **P.Z. 02-2017 and P.Z. 03-2017 Fienup Farms (McBride & Son**).

Ms. Aumiller stated that they have worked with elected officials, Staff, and surrounding residents as they moved through the planning process. The proposed development has approximately 50% open space, over 60% tree preservation, and 42% of the site will be left in its natural state. They intend to preserve both the 23-acre lake and the view along Wild Horse Creek Road.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. UNFINISHED BUSINESS

A. **P.Z. 02-2017 Fienup Farms (McBride & Son**): A request for a zoning map amendment from the "FPNU" Flood Plain Non-Urban and "NU" Non-Urban Districts to an "E-1" Estate One-Acre District for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

Senior Planner Jessica Henry stated that this petition has been submitted in conjunction with P.Z. 03-2017. The Applicant is proposing to establish a Planned Unit Development on the subject site, which is a two-step process – the first of which is to establish a residential zoning district through Petition No. P.Z. 02-2017.

The Public Hearing on this request was held on April 10, 2017. Ms. Henry explained that while the two petitions run simultaneously, a formal recommendation is required on each step of the process. There are no outstanding items on P.Z. 02-2017 and it is ready for action by the Planning Commission.

Commissioner Lueking made a motion to approve P.Z. 02-2017 Fienup Farms (McBride & Son). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Lueking, Commissioner Midgley, Commissioner Monachella, Commissioner Rosenauer, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Harris, Chair Hansen

Nay: None

The motion passed by a vote of 8 to 0.

B. **P.Z. 03-2017 Fienup Farms (McBride & Son**): A request for a zoning map amendment from an "E-1" Estate One-Acre District to a "PUD" Planned Unit Development for 223.02 acres located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road (18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201).

Senior Planner Jessica Henry stated that this petition is the second step of the Planned Unit Development (PUD) process. The Public Hearing for this request was also held on April 10, 2017 at which time Staff was directed to research several items for the Planning Commission's review. Detailed information on this research has been included in the Staff Report.

Ms. Henry then provided information on the three small parcels of land to the north of the main site. Initially, it was deemed that these three lots failed to meet the requirement of four contiguous acres making them ineligible for inclusion in the PUD zoning request. After the Public Hearing, the Petitioner provided findings on these parcels showing that the railroad land between the three small parcels and the main portion of the subject site exist as owned right-of-way. Therefore, the railroad does not interrupt the contiguity of ownership of the entire 223-acre tract, which allows the smaller parcels of land to remain in the PUD request. Consequently, the request meets the minimum one-acre density specified in the City's Comprehensive Plan with 223 lots on 223 acres.

Staff has received all outstanding items necessary to provide the draft Attachment A, and the petition is now ready for vote.

DISCUSSION

The following items were discussed and clarified as necessary:

Access & Traffic Study: Ms. Henry explained that the Attachment A specifies the number and type of access points permitted along Wild Horse Creek Road, but the final details of the exact locations, configurations, and improvements will be determined by a traffic study. Any recommendations made by the traffic study would be reviewed by both City Staff and St. Louis County and, if deemed necessary, would be included in the Site Plan.

Density/PUD: Ms. Henry pointed out that if the site is zoned "E-1" Estate One-Acre District, each lot would be required to be a minimum of one acre; however, the PUD zoning allows the density to be allocated across the entire development with reduced lot sizes and clustered development.

Existing Lake: The Petitioner confirmed that the existing lake on the site will be privately maintained by the subdivision.

Minimum Lot Size: The Planning Commission noted that while the minimum lot size is only 9,400 square feet, those lots will be located next to Chesterfield Farms subdivision, which has a minimum lot size of 7,320 square feet.

Common Open Space: Chair Hansen noted that the common open space for this development includes the existing lake, two other bodies of water, and a large downhill area.

Size of the Roadway: Commissioner Wuennenberg stated that while the size of the roadway is smaller, he feels that it is a positive trade-off for saving some of the open space.

Chair Hansen stated that if a PUD zoning is granted for the site, she hopes that the Petitioner will "set an example of what a PUD should be like" for other developers and builders to follow.

Commissioner Wuennenberg made a motion to approve P.Z. 03-2017 Fienup Farms (McBride & Son). The motion was seconded by Commissioner Rosenauer.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Monachella, Commissioner Rosenauer, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Harris, Commissioner Lueking, Chair Hansen

Nay: None

The motion passed by a vote of 8 to 0.

(City Attorney Chris Graville joined the meeting at this point.)

IX. NEW BUSINESS

Chair Hansen introduced and welcomed Mary Monachella as a new Planning Commissioner replacing Stanley Proctor.

Mr. Justin Wyse, Director of Planning & Development Services then gave a brief update on **P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living)**. He explained that after an appeal was filed by the Petitioner in regards to the Planning Commission's decision to deny the rezoning request, a public hearing was scheduled before the Planning & Public Works Committee on June 22nd.

At the Public Hearing, the Petitioner requested a postponement of the hearing. The Committee granted a postponement until August 10th to allow the Petitioner to evaluate all options for their proposal. The Petitioner explained that they are (1) looking at other sites in the City which may be more appropriate for their development, and (2) re-evaluating their business model to determine whether the main issue of density can be addressed. If significant changes are made to the project, City Council has the option of referring the project back to the Planning Commission for review and recommendation.

Councilmember Tilman added that the Petitioner will advise the City as to whether they want to go forward with the August 10th Public Hearing or whether they will be providing a new plan of action.

Commissioner Lueking requested that Staff provide information on the density and permitted uses for this project.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:24 p.m.

Steve Wuennenberg, Secretary