PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 15, 2016

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

I. ROLL CALL

PRESENT	ABSENT
Ms. Wendy Geckeler	Ms. Laura Lueking
Ms. Merrell Hansen	Ms. Amy Nolan
Ms. Allison Harris	Ms. Debbie Midgley
Mr. Steven Wuennenberg	
Chair Stanley Proctor	

Councilmember Dan Hurt, Council Liaison
Interim City Attorney Christopher Graville
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Jessica Henry, Project Planner
Mr. Simon Nogin, Planning Intern
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Bridget Nations, Ward II; and Councilmember Guy Tilman, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Hansen made a motion to approve the Meeting Summary of the May 23, 2016 Planning Commission Meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0.**

VI. PUBLIC COMMENT

A. River Crossings, Lot 4 (Holiday Inn Express):

Petitioner:

1. Mr. Jason Plummer 7348 Kindlewood Drive, Edwardsville, IL stated he was representing the developer of Holiday Inn Express and was available to answer any questions regarding this project.

B. P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road)

Petitioner:

1. Mr. Mike Doster, Doster, Ullom, & Boyle, 16090 Swingley Ridge, Chesterfield MO - attorney on the project.

Responding to a question raised during the preceding agenda session, Mr. Doster noted that this petition relates to a change in uses. The requested uses are the same as those uses approved for the dental office building site immediately to the west with the following additions:

- Restaurant, sit-down – *this use is currently permitted on the site under the existing ordinance.*
- Restaurant, fast-food – *the Petitioner is limiting this use by (1) excluding any drive-thrus; and (2) limiting it to "fast-casual", as defined in the proposed Attachment A.*

Mr. Doster also pointed out that the *dental office* use is not being requested pursuant to a private agreement between the owner of the subject property and the owner of the property immediately to the west prohibiting a dental office on this site.

2. Ms. Brandy Zackery, 361 Walnut Creek Drive, Bowling Green, KY – Civil Engineer on the project stated she was available for any questions.

Discussion

Councilmember Hurt noted that one of the uses being requested is *Commercial Service Facility* and inquired as to the definition of the use. Ms. Aimee Nassif, Planning & Development Services Director replied that this use would be an operation that provides services with limited retail – such as a print shop or copying shop.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Arbors at Wilmas Farms, SDP: A Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, and Architectural Elevations for a 50.5 acre tract of land zoned "PUD" Planned Unit Development located south of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court.

Chair Proctor, representing the Site Plan Committee, made a motion to hold the Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, and Architectural Elevations for Arbors at Wilmas Farms until revised Architectural Elevations are received from the developer regarding, but not limited to, the lots along Deep Forest Drive and Wild Horse Creek Road. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0**.

B. **River Crossings, Lot 4 (Holiday Inn Express)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.17 acre tract of land zoned "PC" Planned Commercial District located east of Arnage Road, north of Chesterfield Airport Road.

Chair Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for River Crossings, Lot 4 (Holiday Inn Express). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0**.

C. **Timberlake Corporate Center, Sign Package**: A request for a Sign Package to establish sign criteria for the Timberlake Corporate Center development located on the north side of N. Outer 40 Road, east of Timberlake Manor Parkway.

Chair Proctor, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Timberlake Corporate Center. The motion was seconded by Commissioner Hansen and **passed by a voice vote of 5 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road)**: A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

Senior Planner Justin Wyse stated that he was presenting for Jonathan Raiche in his absence. The request is to rezone the site to the new "PC" Planned Commercial District in order to allow additional uses. Currently, only one use is permitted for this property and the Applicant is requesting seven additional uses consistent with the restrictions for *fast-food restaurant* as outlined by Mr. Doster in his comments above.

A Public Hearing for this project was held on November 23, 2015 at which time two issues were raised – (1) cross access for the properties to the east and west; and (2) hours of operation. After the Public Hearing, Staff worked with the Applicant and cross access is now shown on the Preliminary Plan for the parcels to the east and west, and is included in the Attachment A as well. The hours of operation have been restricted for retail uses to the hours of 6 a.m. to 11 p.m. These revisions were presented at the May 23, 2016 Issues Meeting at which time no additional issues were raised. Staff is recommending approval of the subject petition.

Commissioner Wuennenberg made a motion to approve P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road). The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Hansen, Commissioner Harris, Commissioner Wuennenberg, Chair Proctor

Nay: None

The motion passed by a vote of 5 to 0.

IX. NEW BUSINESS

A. Election of Officers

B. Revision to By-Laws

Because only five Commissioners were present, **Commissioner Hansen made a motion to hold Items IX.A. and IX.B. until the next Planning Commission meeting.** The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 5 to 0.**

Commissioner Wuennenberg inquired as to whether there are any plans to begin work on updating the Comprehensive Plan. Ms. Nassif replied that updating the Comprehensive Plan is a very lengthy and expensive process and as such, needs Council's approval of a budget to start the process. She noted that the Comprehensive Plan was last updated in 2009 for minor amendments with respect to the bowtie area, the 141 Corridor area, along with the *Transportation* and *Urban Core* sections of the Plan.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Steve Wuennenberg, Secretary