

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 14, 2021**

The meeting was called to order at 7:05 p.m.

I. ROLL CALL

PRESENT

Commissioner Caryn Carlie
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Allison Harris

Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Mike Knight, Assistant City Planner
Ms. Natalie Nye, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; Councilmember Dan Hurt, Ward III; and Councilmember Michael Moore, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the May 24, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 6 to 0. (*Commissioners Carlie and Marino abstained.*)

VI. PUBLIC COMMENT

Spirit of St. Louis Corporate Center (Gateway Studios and Spirit Hotel)

The following individuals, representing the Petitioner, were available for questions:

1. Mr. Stephen L. Kling, Jr., Jenkins & Kling, PC, 150 N. Meramec, Clayton, MO. - Attorney for Gateway Studios, LLC
2. Ms. Lani Walker, GMA Architects, 900 N. Rock Hill Road, St. Louis, MO – Architect for Gateway Studios
3. Mr. Grant Alexander, GMA Architects, 900 N. Rock Hill Road, St. Louis, MO – Architect for Spirit Hotel
4. Mr. Joe Fischer, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO – Civil Engineer for Gateway Studios and Spirit Hotel
5. Mr. Gerald W. Kerr, 500 Fox Ridge, Frontenac, MO – Manager of Gateway Studios, LLC
6. Mr. Trey Kerr, 671 Pine Tree Lane, St. Louis, MO - CEO of Gateway Studios

Chesterfield Commons Outlot 1 (Shake Shack)

1. Mr. Tim Schove, Cochran Engineering, 530A E. Independence Drive, Union, MO – available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Spirit of St. Louis Corporate Center (Gateway Studios)**: An Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for a 30.8-acre vacant tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard (17V420168, 17V410103, 17V430046, 17V440111).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for **Spirit of St. Louis Corporate Center (Gateway Studios)**. The motion was seconded by **Commissioner Staniforth**.

Chair Hansen stated that this project is in line with the City’s updated Comprehensive Plan.

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

Aye: Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Marino,
Commissioner Midgley, Chair Hansen

Nay: None

The motion **passed** by a vote of 8 to 0.

- B. **Spirit of St. Louis Corporate Center, Lot 1 (Gateway Studios):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 23.8-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

Commissioner Wuennenberg, 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 **Spirit of St. Louis Corporate Center, Lot 1 (Gateway Studios)**. The motion was seconded by Commissioner Midgley.

Chair Hansen stated that this project aligns with the City's updated Comprehensive Plan. Commissioner Marino also reported that the Architectural Review Board (ARB) was "overwhelmingly enthusiastic" about all aspects of this project. During its meeting, ARB reviewed the materials, ingress/egress, and landscape plan, and asked for an enhancement of the landscaping design plan in a few specific areas. Since that time, the applicant has included additional landscaping as requested. It was also noted that the cement materials are locally sourced and replicate the materials used on the Pulitzer Museum designed by architect Tadao Ando, which will have the appearance of marble.

At Chair Hansen's request, Planner Natalie Nye provided information about the additional curb cut on Chesterfield Airport Road. She explained that the new curb cut is a right-in/right-out only access point, which leads to the main building and is open to the public. There is a turn-around area, but this access does not provide entry to the parking and loading dock areas, which are secured. The other entrances off the internal drive are gated, and fencing is provided around the entire building as additional security for persons using the recording and film studio.

Chair Hansen also asked for information regarding sidewalks and bike access along the subject site. Ms. Nye replied that there are internal sidewalks that lead from the Spirit Hotel for users of the site, along with public sidewalks along the frontage of both Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Chair Hansen commented that the buildings are constructed to keep any airport sounds from infiltrating them, which will also prevent any extraneous sounds being heard outside of the studios.

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

**Aye: Commissioner Staniforth, Commissioner Tilman,
Commissioner Wuennenberg, Commissioner Carlie,
Commissioner Marino, Commissioner Midgley,
Commissioner Roach, Chair Hansen**

Nay: None

The motion passed by a vote of 8 to 0.

- C. **Spirit of St. Louis Corporate Center, Lot 2 (Spirit Hotel)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.9-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

Commissioner Wuennenberg, 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 **Spirit of St. Louis Corporate Center, Lot 2 (Spirit Hotel)**. The motion was seconded by **Commissioner Midgley**.

Commissioner Marino reported that the ARB was "overwhelmingly enthusiastic" about this project as well, and pointed out that the hotel will sit higher on the campus making it visible to motorists along Interstate 64.

Upon roll call, the vote was as follows:

Aye: Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Marino,
Commissioner Midgley, Commissioner Roach,
Commissioner Staniforth, Chair Hansen

Nay: None

The motion **passed** by a vote of 8 to 0.

- D. **Spirit of St. Louis Corporate Center (Gateway Studios) Lighting Package**: Architectural Specialty Lighting Package for a 30.8-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Architectural Specialty Lighting Package for **Spirit of St. Louis Corporate Center, (Gateway Studios)**. The motion was seconded by **Commissioner Staniforth**.

Commissioner Marino stated that during its review of the Lighting Package, the Architectural Review Board commented on its elegance and attractiveness. Commissioner Wuennenberg noted his concern during the previous Site Plan Committee Meeting regarding the possibility of lighting escaping from the site into the clouds, but has been assured that this will not be a problem at the subject site.

Chair Hansen added that the applicant is aware that any lighting cannot flash, and that on special occasions, they may use a different color of lighting aligned with the City's codes.

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

Aye: Commissioner Wuennenberg, Commissioner Carlie,
Commissioner Marino, Commissioner Midgley,
Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Chair Hansen

Nay: None

The motion passed by a vote of 8 to 0.

- E. Chesterfield Commons Outlot 1 (Shake Shack):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.05-acre tract of land zoned "C8" Planned Commercial District located east of RHL Drive and south of its intersection with Chesterfield Airport Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Commons Outlot 1 (Shake Shack). The motion was seconded by Commissioner Tilman.

Referencing the reduction of parking spaces for the subject site, Commissioner Tilman asked whether both Shake Shack and the City are confident that enough parking is being provided.

Mr. Schove of Cochran Engineering stated that a parking study was conducted based on Shake Shack's experience at other sites throughout the area. This study determined that the number of parking spaces provided for the site will be sufficient.

Planner Natalie Nye stated that a parking reduction for the site was requested by the applicant wherein it showed that the amount of parking is sufficient for the business's peak hours. It is anticipated that the second drive-thru lane will assist with any back-up traffic. It was also noted that additional parking spaces throughout The Commons area are commonly used for overflow parking situations. After review, the parking reduction was approved by the Director of Planning.

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

Aye: Commissioner Marino, Commissioner Midgley,
Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Carlie, Chair Hansen

Nay: None

The motion passed by a vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 01-2021 City of Chesterfield (Unified Development Code—Article 4 and Article 10)**: An ordinance amending Article 4 and Article 10 of the Unified Development Code to revise regulations pertaining to window signs.

Mr. Mike Knight, Assistant City Planner, stated that the purpose of this petition is to discuss and potentially revise the regulations of the Unified Development Code where they pertain to window signs. The Planning & Public Works Committee has directed Staff to look into updating the City's Sign Code based on the following concerns of City Council:

1. Window signs are currently permitted on multiple floors of buildings, which when placed up high give the appearance of billboards; and
2. Multiple signs being utilized next to each other to make one large sign, in some cases, with more permissible window signs than wall signs;

It was noted that these two concerns could easily conflict with the intent and consistency of the City's sign code.

On April 26th, Staff brought forward information and clarification the Commission requested from the public hearing. After dialogue over the potential revisions, the Commission directed Staff to pivot from the original recommendation and move towards a calculation based on window area vs a finite amount of signs within individual windows. The Commission indicated that 40% of allowable window signage would be too much, and asked Staff to research the issue and bring back recommended language with a more appropriate percentage.

Proposed Update

1. Window Signs shall not occupy more than twenty percent (20%) of any single window area. The window area may include multiple panes of glass separated only by supporting framing materials but not separated by architectural elements. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign.
2. Window Signs are solely permitted on the first and second floor of a building.
3. A sign permit shall not be required for any window sign.

Commissioner Marino made a motion to approve **P.Z. 01-2021 City of Chesterfield (Unified Development Code—Article 4 and Article 10)**. The motion was seconded by **Commissioner Wuennenberg**.

Discussion

Commissioner Carlie asked whether canvas signs hung with grommets pertain to this discussion and proposed update. Mr. Knight explained that such a sign is considered a temporary sign and City code has regulations pertaining to such. Temporary/Banner signs are generally allowed for 30 days, and require submittal of a sign permit application noting the dates of when the sign will be posted and removed. Any temporary window sign can occupy up to 20% of any single window area.

Currently, the City has an ordinance in place allowing relief from some of the restrictions pertaining to temporary signage during the COVID pandemic. It was noted that the Planning & Public Works Committee has recommended to City Council that this ordinance be extended through the end of the year.

Commissioner Staniforth asked for clarification on whether businesses would be allowed to keep any signage that may not meet the updated language. Mr. Nathan Bruns, representing the City Attorney, stated that such signs would be a legally, non-conforming use and the City would continue to allow them.

Councilmember Monachella pointed out that the proposed language allows a glass building to have 20% of the first and second floors used for signage, which is considerably more than what a brick building would be allowed.

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

**Aye: Commissioner Midgley, Commissioner Roach,
Commissioner Staniforth, Commissioner Wuennenberg,
Commissioner Carlie, Commissioner Marino,
Chair Hansen**

Nay: Commissioner Tilman

The motion passed by a vote of 7 to 1.

IX. NEW BUSINESS

A. Election of Officers

On behalf of the Nominating Committee, Commissioner Marino presented the recommendation of Officers for 2021-2022:

Chair:	Merrell Hansen
Vice-Chair:	Steve Wuennenberg
Secretary:	Jane Staniforth

He then explained that the By-Laws only allow an Officer to serve three terms, so in order for Ms. Hansen to serve another term as Chair, a section of the By-Laws needs to be suspended

Commissioner Marino made a motion to amend the By-laws pursuant to Article VIII, Section 1 of the Planning Commission's By-Laws to suspend Article III, Section 6 of the By-laws for the 2021 nomination and election of officers. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye: Commissioner Carlie, Commissioner Marino,
Commissioner Midgley, Commissioner Roach,
Commissioner Staniforth, Commissioner Tilman,
Commissioner Wuennenberg, Chair Hansen**

Nay: None

The motion passed by a vote of 8 to 0.

Commissioner Marino made a motion recommending the approval of the following slate of officers for 2021-2022:

**Chair: Merrell Hansen
Vice-Chair: Steve Wuennenberg
Secretary: Jane Staniforth**

The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye: Commissioner Marino, Commissioner Midgley,
Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Commissioner Wuennenberg,
Commissioner Carlie, Chair Hansen**

Nay: None

The motion passed by a vote of 8 to 0.

B. Recommendations from the Nominating Committee

Commissioner Marino reported that the Nominating Committee discussed ways to improve the procedural efficiency of the Planning Commission. It is recommended that the Ordinance Review Committee be utilized on a more regular basis to provide recommendations to the full Planning Commission.

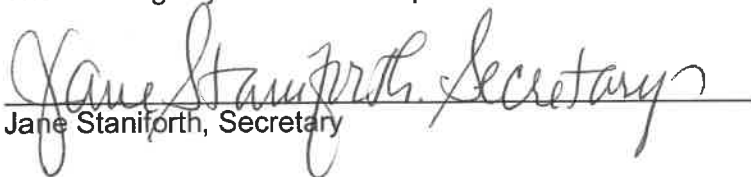
The Committee also feels it would be helpful to have a refresher training session on the procedural mechanisms of the Planning Commission's role, along with training on the zoning process and the Unified Development Code.

Mr. Knight stated he would work with the Director of Planning to come up with a strategy on how to proceed with the recommendations made.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:18 p.m.


Jane Staniforth, Secretary