PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 12, 2017

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

I. ROLL CALL

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

Councilmember Dan Hurt, Council Liaison
Ms. Jamis Kresyman, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Senior Planner
Mr. Mike Knight, Project Planner
Ms. Mary Ann Madden, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

A. Approval of May 22, 2017 Executive Session Meeting Summary
B. Approval of May 22, 2017 Planning Commission Meeting Summary

Commissioner Midgley made a motion to approve the Meeting Summary of the May 22, 2017 Executive Session. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

Commissioner Midgley made a motion to approve the Meeting Summary of the May 22, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

Mr. Eric Kirchner, Cochran Engineering, 8 East Main Street, Wentzville, MO representing the Petitioners for **P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners)**

Mr. Kirchner stated that they are requesting a rezoning of approximately 13 acres from "NU" Non-Urban District to the "PC" Planned Commercial District. Access for this project is to be provided via the extension of Arnage Boulevard, and widening of the access that was partially constructed as part of the AutoZone project. Uses will include a mixed use of *retail, restaurant*, and *hotel*.

The Petitioners are also requesting non-restricted hours of operation for the *pharmacy* and *grocery* uses to allow flexibility for future tenants.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Kemp Automobile Museum SDCP: A Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for a 5.1 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Boone's Crossing.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for Kemp Automobile Museum. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

B. 16955 Chesterfield Airport Road (Lot A) SDSP: A Site Development Section Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 4.07 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 16955 Chesterfield Airport Road (Lot A). The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

VIII. UNFINISHED BUSINESS

A. P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners): A request for a zoning map amendment from an "NU" Non-Urban District to a "PC" Planned Commercial District for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Blvd, and south of Interstate 64/US 40 (17U510084).

Senior Planner Jessica Henry stated that the Public Hearing for this petition was held on February 27, 2017 at which time several items were discussed. Following the public hearing, the Petitioners addressed issues pertaining to the number and type of requested uses, hours of operation, and specific development criteria including height, building square footage, and open space percentage.

Staff has prepared a draft Attachment A reflecting the Petitioners' request. Ms. Henry pointed out that the Preliminary Plan and Tree Stand Delineation were finalized after the Issues Letter was prepared and included in the Commission's meeting packet. Consequently, those items noted in the Issues Letter as still outstanding have been resolved and the petition is now ready for vote.

Ms. Henry also explained that the draft Attachment A reflects the Petitioners' request for a 35% minimum open space requirement for the development as a whole, rather than for 35% on each of the five individual lots. Staff has no concerns with calculating the open space for the development as a whole. If approved, a specific open space breakdown, per lot, will be included with the Site Development Concept Plan to insure that the Petitioners are able to meet the 35% open space requirement.

The Attachment A also includes the standard hours of operation that have been imposed on the surrounding comparable Planned Commercial districts. The Petitioners are amenable to *retail* uses being restricted to the hours of 6:00 a.m. to 11:00 p.m. but are requesting unrestricted hours of operation for both the *pharmacy* and *grocery* uses. The Planning Commission may consider this request and grant it through a separate motion, if so desired.

DISCUSSION

Ms. Henry clarified that *retail* uses generally have restricted hours of operation and the *pharmacy* and *grocery* uses are treated as retail uses; *restaurant* uses typically do not have restricted hours.

Commissioner Wuennenberg asked if the other pharmacy and grocery uses in this area have restricted hours. Ms. Henry confirmed that they do.

Councilmember Hurt then provided background information regarding past discussions as to whether pylon signs would be permitted in Chesterfield Valley. At that time, City Council determined that they wanted to serve the citizens of Chesterfield and not necessarily encourage "drive-thru traffic" from the highway. Consequently, the Mobil gas station was not permitted to have a pylon sign. Councilmember Hurt believes that the current project is a similar situation in that Long Road will be a full interchange someday. He stated that the Commission needs to consider whether it wants unrestricted hours in this area, which could possibly lead to requests for 24-hour-truck-stop restaurants.

Commissioner Wuennenberg made a motion to approve P.Z. 18-2016 17511 Chesterfield Airport Road (Palio Partners). The motion was seconded by Commissioner Midgley.

It was clarified that the motion would approve the Attachment A, as written, which includes restricted hours of operation for retail uses, including the pharmacy and grocery uses.

Upon roll call, the vote was as follows:

Aye: Commissioner Harris, Commissioner Lueking, Commissioner Marino, Commissioner Midgley, Commissioner Proctor, Commissioner Rosenauer, Commissioner Wuennenberg, Chair Hansen

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS

In recognition of Commissioner Proctor's last meeting and nine years of dedicated service, Chair Hansen presented him with a gavel inscribed:

Thank you, Chair Proctor – job well done!
Your Planning Commission

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Steve Wuennenberg, Secretary