PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 13, 2019

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

I. ROLL CALL

PRESENT	ABSENT
Commissioner Allison Harris	Commissioner James Rosenauer
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Mary Monachella	
Commissioner Gene Schenberg	
Commissioner Guy Tilman	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Michael Lindgren, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Christopher Dietz, Planner
Mr. Andrew Stanislav, Planner
Ms. Kathy Reiter, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Ann Mastorakos, 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 Tilman made a motion to approve the Meeting Summary of the April 22, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 0.** *(Commissioners Harris and Midgley abstained.)*

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Fienup Farms (Record Plat 7): Record Plat 7 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

Commissioner Midgley, representing the Site Plan Committee, made a motion recommending approval of Record Plat 7 for Fienup Farms. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0**.

VIII. UNFINISHED BUSINESS

A. P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu): A request for a zoning map amendment from the "NU" Non-Urban District to the "E-1/2AC" Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

Planner Andrew Stanislav stated that this item is before the Planning Commission tonight in accordance with the Unified Development Code, which requires petitions to return to the Planning Commission within 6 months of the Public Hearing. This agenda item is for informational purposes and no vote or action is requested from the Commission.

The Public Hearing was held on November 14, 2018, at which time issues were raised pertaining to compatibility with development along the Old Clarkson Road corridor, tree preservation, landscaping, and stormwater/drainage concerns. Since the Public Hearing, the petitioner has met with residents of the Old Clarkson Forest subdivision, and has been in communication with some external agencies.

A request to amend the petition was received by the City on April 25, 2019 for a change in zoning to the "E-1/2AC" District as opposed to the original request of "R-2" Residence District. The petitioner has also submitted a change of zoning request from the "E-1/2AC" District to a "PUD" Planned Unit Development for this project. As a planned district, an Attachment A and Preliminary Plan will be required, and this petition will have its own Public Hearing in the near future.

Discussion

In the event a similar situation arose in the future, Commissioner Tilman asked whether a Public Hearing would be required if an amended request was received for a different zoning category, as he feels that both the Planning Commission and the public should have the opportunity to understand how a different zoning category would affect the neighborhood, even if it's to a less dense zoning category. Mr. Wyse responded that Staff would review the matter, and noted that all Planning Commission meetings are open to the public with a Public Comment portion where residents can voice any concerns. It was pointed out, however, that adjacent residents are notified of Public Hearings, but not of subsequent meetings on the same petition.

IX. NEW BUSINESS

A. Appointment of Nominating Committee

After asking for volunteers to serve on the Nominating Committee to propose next year's slate of officers, Chair Hansen announced that the Committee members are Commissioners Marino, Schenberg, and Tilman with Commissioner Tilman serving as Chair.

Chair Hansen then reported that Commissioners Harris, Marino, Midgley, and Wuennenberg have been re-appointed to the Planning Commission.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Debbie Midgley, Secretary