

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 11, 2015**

The meeting was called to order at 7:06 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Steven Wuennenberg
Chair Michael Watson

Mayor Bob Nation
Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Ms. Laura Lueking

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Mayor Bob Nation; Councilmember Connie Fults, Council Liaison; and Councilmember Bridget Nations, Ward II.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the April 27, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0 with 1 abstention from Chair Watson.

VI. PUBLIC COMMENT

Chair Watson welcomed Gander Mountain and Cavender's Boot City to Chesterfield.

A. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield):

Petitioners:

1. Mr. George Stock, Stock & Associates Consulting Engineers – representing Sachs Properties, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was available for questions.
2. Mr. Bill Remis, Doster, Ullom, & Boyle – representing Sachs Properties, 16090 Swingley Ridge Road, Chesterfield, MO stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Blue Valley, Lot 1C (Cavender's Boot City):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 3.463 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road.

Commissioner Nolan, 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 Chesterfield Blue Valley, Lot 1C (Cavender's Boot City). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Nolan, Commissioner Proctor,
Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Hansen, Commissioner Heidtbrink,
Commissioner Midgley, Chair Watson

Nay: None

The motion passed by a vote of 8 to 0.

- B. Chesterfield Blue Valley, Lot 1H (Gander Mountain):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 6.015 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road.

Commissioner Nolan, 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 Chesterfield Blue Valley, Lot 1H (Gander Mountain). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Proctor, Commissioner Wuennenberg,
Commissioner Geckeler, Commissioner Hansen,
Commissioner Heidtbrink, Commissioner Midgley,
Commissioner Nolan, Chair Watson

Nay: None

The motion passed by a vote of 8 to 0.

- C. Chesterfield Commons Six, Lot 7B (Courtyard by Marriott):** An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for Chesterfield Commons Six, Lot 7B (Courtyard by Marriott). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Wuennenberg, Commissioner Geckeler,
Commissioner Hansen, Commissioner Heidtbrink,
Commissioner Midgley, Commissioner Nolan,
Commissioner Proctor, Chair Watson

Nay: None

Mayor Nation then congratulated Mr. Dean Wolfe of Chesterfield Blue Valley and welcomed Cavender's Boot City and Gander Mountain to the City of Chesterfield.

VIII. OLD BUSINESS

- A. P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd):** A request for a zoning map amendment from "C-7" General Extensive Commercial District to "PS" Park and Scenic District for approximately 1.4 acres located northeast of the intersection of Baxter Road and Old Chesterfield Road (17T220498).

Project Planner Jessica Henry stated the Public Hearing for this petition was held on January 12, 2015. She noted this is a City-initiated petition and Staff is recommending approval.

Discussion

Commissioner Wuennenberg questioned why the City would move forward on the petition without a plan. Ms. Aimee Nassif, Planning & Development Services Director, explained that the Park and Scenic District is a straight zoning district and therefore no plans are required; the only requirement is the submittal of an Outboundary Survey.

Commissioner Proctor made a motion to approve P.Z. 18-2014 City of Chesterfield (16659 Old Chesterfield Rd). The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 8 to 0.

- B. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield):** A request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

Senior Planner John Boyer stated the Public Hearing for this petition was held on April 13, 2015 at which time two issues were identified:

1. Concern over the intensity of some of the requested uses; and
2. Concern over the height of the proposed three-story building in relationship to the adjoining residences to the south and southwest.

In response to the concern over land uses, the Applicant has eliminated the following uses:

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| • Auditorium | • Kennel, Boarding |
| • Automobile Dealership | • Oil Change Facility |
| • Car Wash and Self-Service | • Vehicle Repair and Service Facility |
| • Filling Station and Convenience Store | • Theater, Indoor |

Of the requested uses, Staff has identified the following which may not be appropriate for the site – or may need additional conditions added to the Attachment A:

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| 1. Bar | 5. Gymnasium |
| 2. Brewpub | 6. Hotel and Motel |
| 3. Educational Facility-vocational school | 7. Parking area, including garages, for automobiles |
| 4. Educational Facility-college/university | 8. Restaurant, fast-food |

A draft Attachment A has been prepared with the following conditions:

- The maximum height of the building shall not exceed three stories.
- Dense landscaping, in addition to a berm, shall be installed and maintained along the southern property line.

Discussion

Commissioner Geckeler noted her support of Staff's recommendation regarding the above uses numbered 1-8.

General discussion was then held regarding some of the requested uses – specifically, *Bar, Brewpub, College/University, Gymnasium, and Film drop-off and pick-up station.*

Mr. Remis stated that in looking at the surrounding community, the Applicant believes a restaurant, pub, or bar may be appropriate for the area. He also pointed out that all of the uses being discussed are permitted under the current zoning. Ms. Nassif indicated that Staff will work with the Applicant on the uses prior to the Vote Meeting.

Chair Watson requested information on the *Hours of Operation*. Ms. Nassif replied that the draft Attachment A states that the hours of operation shall be restricted from 7 a.m. to 11 p.m. for all uses minus Group Residential Facility, Nursing Home, and Hospice land uses. The Commission then noted their consensus of the proposed hours of 7 a.m. to 11 p.m.

Commissioner Wuennenberg inquired as to the hours of operation for the restaurant across the street from the subject site. Ms. Nasiff replied that this restaurant was zoned by St. Louis County prior to the City's incorporation and does not have a restriction on its operating hours.

IX. NEW BUSINESS

A. Appointment of Nominating Committee

Chair Watson reported that Commissioner Geckeler has been appointed Chair of the Nominating Committee. Anyone interested in serving as an Officer of the Commission for the upcoming year should contact her.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Steve Wuennenberg, Secretary