PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MAY 10, 2021

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Nathan Roach	
Commissioner Gene Schenberg	
Commissioner Jane Staniforth	
Commissioner Guy Tilman	
Commissioner Steven Wuennenberg	
Chair Merrell Hansen	

Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner
Mr. Chris Dietz, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II and Councilmember Aaron Wahl, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Schenberg made a motion to approve the Meeting Summary of the April 26, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

A. Wildhorse Village, (Lot 6) SDSP

1. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO – representing the Petitioner was available for questions.
2. Mr. Andrew Kilmer, Landscape Architect for Wildhorse Village, Lamar Johnson Collaborative, 2199 Innerbelt Business Center Drive, St. Louis, MO – representing the Petitioner was available for questions.

B. Grand Reserve, Plat 2 Record Plat

1. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO – representing the Petitioner was available for questions.
2. Mr. Brett Hardesty, Hardesty Development, LLC, 232 Chesterfield Industrial Blvd., Chesterfield, MO – representing the Petitioner was available for questions. *(Because technical difficulties prevented Mr. Hardesty from speaking, he was asked to send any pertinent comments to Mr. Wyse via email.)*

C. Incarnate Word Sign Package

1. Mr. Bill Behrens, Warren Sign Co., 2955 Arnold Tenbrook Road, Arnold, MO – representing the Petitioner was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. Wildhorse Village, (Lot 6) SDSP: A Site Development Section Plan, Landscape Plan, and Lighting Plan for the 11.6 acre tract of land located north and east of the future Burkhardt Place extension, south of Wild Horse Creek Road, and west of Chesterfield Parkway West.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, and Lighting Plan for Wildhorse Village, (Lot 6). The motion was seconded by Commissioner Wuennenberg.

Chair Hansen reported that this project includes a wide variety of trees, including several pollinators. She also noted that the Site Plan Committee agreed with the Applicant's request to not provide the public art on Lot 6 to focus the public art within the Lunchbreak Courtyard amenity on the northeast side of the lake.

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

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

Nay: None

The motion passed by a vote of 9 to 0.

B. Grand Reserve, Plat 2 Record Plat: A Record Plat for a 0.729-acre tract of land zoned "R-4" located east of the intersection of Olive Boulevard and Grand Reserve Drive (18S641691).

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Grand Reserve, Plat 2. The motion was seconded by Commissioner Midgley .

Commissioner Tilman stated that at the time the original development came forward, the original property owner still resided in a home on the subject site. In order to allow this resident to continue occupying her home, Mr. Hardesty agreed to leave that area out of the original plat with the understanding that it would be turned over to the Developer once the resident vacated her home. The Commission acknowledged Mr. Hardesty's thoughtfulness in working with the family to accommodate the needs of the property owner.

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

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

Nay: None

The motion passed by a vote of 9 to 0.

C. Incarnate Word Sign Package: A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770).

Commissioner Schenberg, representing the Site Plan Committee, reported that the Committee was informed that the proposed Electronic Message Center (EMC) deviates from the City's requirements, as noted below:

- It is 8'4" in height vs. a 6' height limitation.
- It is located less than 400 feet from a multi-family residential property to the east vs. the required 2,000-foot separation. *The Committee felt this was not an issue as the affected home did not have any windows facing the EMC and there is an abundance of evergreen foliage screening the residence.*
- It is within 1,000 feet from the intersection of Olive Boulevard and Woods Mill Road, which is not permitted for EMCs exceeding 6' in height. *It was noted that there is an existing EMC is this area which is closer to the Olive/Woods Mill intersection than the proposed sign*

Due to time constraints, the Committee agreed to continue its discussion on the brightness of the Electronic Message Center during the Planning Commission meeting.

Petitioner's Presentation

Mr. Bill Behrens of Warren Sign Company clarified that the existing sign has a height of 9'4", and that the proposed sign is one foot less in height at 8'4". The intent is to update the look of the existing sign by replacing it with a new Electronic Message Center.

The sign has an automatic dimmer to control the brightness – during day hours, the maximum output would be 7,000 NITs which occurs under direct sunlight. On cloudy/rainy days, the brightness is automatically adjusted downward. In order to comply with Chesterfield's ordinance, the maximum brightness will be set at 600 NITs from sunset to sunrise.

Discussion

Based on prior experience with a large EMC in Chesterfield Valley, Commissioner Wuennenberg raised concerns about the proposed EMC being potentially too bright at night at 600 NITs when a white background is used. Mr. Behrens felt that the Commission would find the night brightness level acceptable; but offered to show them the sign at 600 NITs. He added that the church would be open to using white lettering on a background that is not white.

During discussion, Mr. Justin Wyse, Director of Planning, confirmed that the City's ordinance permits a maximum nighttime brightness of 600 NITs, but the Commission has the authority to approve the EMC with a maximum brightness less than 600 NITs. He explained that the 600 NITs level was established in the ordinance after research of best practices, industry standards, and conversations with other communities.

Regarding the EMC in Chesterfield Valley, it was noted that the foot candle level, rather than the number of NITs, had to be adjusted a number of times because of the amount of light the sign was projecting. Commissioner Tilman added that the proposed EMC is significantly smaller than the EMC in Chesterfield Valley. Mr. Wyse also pointed out that an EMC of comparable size was approved on Clayton Road, and he is not aware of any complaints regarding it since installation.

Councilmember Monachella expressed concern that the applicant is asking for an EMC to be approved outside of the City's standards, and noted that there is the possibility of having four EMCs within an 800-foot distance at the following sites:

- Former Jiffy Lube property;
- Décor Interiors;
- Urgent Care; and
- Incarnate Word

Mr. Wyse responded that the ordinance includes a number of criteria that the City should take into consideration when evaluating approval of an EMC – such as the size of the project, roadway frontage, proximity and impact on adjacent land uses, and proximity to other electronic message centers.

Commissioner Schenberg suggested that the ordinance be reviewed to possibly include restrictions in terms of the density of EMCs and locations at intersections. Chair Hansen agreed and asked Staff to review these concerns.

Commissioner Schenberg made a motion to approve the Sign Package, as presented, for Incarnate Word. The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

VIII. NEW BUSINESS

Planned Unit Districts
Chair Hansen reported that over the past several months, she and Commissioner Tilman have reviewed the process regarding Planned Unit Districts and have come up with a number of recommendations. She stated that a future agenda may include discussions regarding PUD recommendations.

Gateway Studios and Gateway Hotel
Chair Hansen stated that the Commission will be working on projects for Gateway Studios and Gateway Hotel within Chesterfield Valley. It was noted that while St. Louis County is also involved with these projects, it does not affect how the City reviews / approves the projects. The Commissioners were encouraged to listen to the upcoming May 13th Architectural Review Board meeting relative to these projects. The ARB meeting is scheduled via Zoom. As liaison to the ARB, Commissioner Marino stated he would provide a full report to the Commission at its next meeting.

Nominating Committee
The Nominating Committee for next year's officers was appointed with John Marino as Chair, Jane Staniforth, and Debbie Midgley. Anyone interested in serving as an officer should contact Commissioner Marino. Officers will be elected in June. Chair Hansen pointed out that the Nominating Committee can also review the By-Laws and make recommendations for possible changes.

Commissioner Schenberg
Chair Hansen acknowledged Commissioner Schenberg's resignation from the Planning Commission and thanked him for his service. She acknowledged his "great assistance to the Planning Commission for the past several years". She noted that he has been a strong voice and has helped the Commission review a number of issues.

Public Meetings
Mr. Wyse announced that the City is transitioning to in-person public meetings. It is anticipated that the May 24th Commission meeting will be held in Council Chambers with social distancing practices in place.

Ordinance 1430 and Chesterfield Valley Zoning
Mr. Wyse reported that the Planning & Public Works Committee has directed Staff "to work with the Planning Commission to look at the existing zoning districts and compare them to the vision of the Comprehensive Plan, and work to create a process to review and modify the zoning within the Valley to reduce the reliance on discretionary reviews and align the regulations of the Unified Development Code with the Comprehensive Plan".

The Commission was encouraged to listen to the discussion regarding Ordinance 1430 at the May 6th Planning & Public Works Committee meeting.

Mr. Wyse stated that Staff will come back to the Commission with a framework on how to proceed and to get input from the Commission.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:54 p.m.

Steve Wuennenberg, Vice-Chair