

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MAY 9, 2022**

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

I. ROLL CALL

PRESENT

Commissioner Caryn Carlie
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Guy Tilman
Acting Chair Steven Wuennenberg

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Mike Knight, Assistant City Planner
Ms. Shilpi Bharti, Planner
Mr. Chris Dietz, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Nathan Roach

Acting Chair Wuennenberg acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Aaron Wahl, Ward II; and Councilmember Dan Hurt, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Staniforth made a motion to approve the Meeting Summary of the April 11, 2022 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 6 to 0. (*Commissioner Tilman abstained.*)

VI. PUBLIC COMMENT

A. Starbucks (ASDP)

Representing the Petitioner - available for questions:

1. Mr. Tim Kaufmann, Property Owner, 15548 Olive Blvd., Chesterfield, MO
2. Mr. Doug Tiemann, Pickett, Ray & Silver, 3000 Little Hills Expressway, St. Charles, MO

B. Logan University (ASP)

Representing the Petitioner - available for questions:

1. Mr. Mike Vorwerk, Civil Engineering Design Consultants, 10820 Sunset Office Drive, St. Louis, MO
2. Mr. Rick Keisker, Ittner Architects, 611 N. 10th Street, St. Louis, MO

C. Stoneridge Office Building Sign Package

Representing the Petitioner - available for questions:

1. Ms. Nancy Coleman-Davis, BJC HealthCare, 14532 Outer Road, Chesterfield, MO
2. Mr. Jon Krone, Warren Sign Company, 2955 Arnold Tenbrook Road, Arnold, MO

D. Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP

Representing the Petitioner - available for questions:

1. Mr. Wilson Waggoner, Civil Engineer, Sherrill Associates, 316 North Main Street, Edwardsville, IL

E. Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP

Representing the Petitioner - available for questions:

1. Mr. Tyler Stephens, Principal, Core10 Architecture, 4501 Lindell, St. Louis, MO

F. P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)

Acting Chair Wuennenberg announced that the Planning Commission had received a few emails on this petition from individuals who were unable to attend tonight's meeting.

Representing the Petitioner - available for questions:

1. Rabbi Avi Rubinfeld, 137 Brighthurst Drive, Chesterfield, MO

In Opposition

1. Mr. Ronald Schmidt, Board President for Conway Cove, 12 Conway Cove Drive, Chesterfield, MO

Mr. Schmidt expressed concerns regarding the following:

- Density – feels the Petitioner is trying to fit too much on the one-acre site

- Proposed development would exacerbate the already dangerous intersection where Conway Road meets Chesterfield Parkway posing a danger to the residents of Conway Cove.
- Proposed development would adversely affect their property values.

Commissioner Tilman asked if anyone has tried to solve the ingress/egress issues with the Conway Cove development. Mr. Schmidt replied that he was able to address an issue with Bi-State by having them move their bus stop, but if the proposed development gets built, it will pose additional safety concerns.

2. Ms. Elizabeth Freeman, 68 Conway Cove Drive, Chesterfield, MO

Ms. Freeman expressed concerns regarding the following:

- Adding more traffic to an intersection that is already dangerous.
- The requested R6 zoning is not appropriate for such a small site.
- The proposed development would adversely affect drainage issues already being experienced by the residents.
- The proposed development does not fit the character of the neighborhood.

3. Ms. Lynn Johnson, 15125 Conway Road, Chesterfield, MO

Ms. Johnson expressed concerns regarding the following:

- Density – She does not feel that the density should be more than the density of Conway Cove.
- Drainage – She has a pond on her property, which accepts all the water from Conway Road. She has concerns that more water will be flowing into her pond from the proposed development, which will have more impermeable surfaces. This could cause an overflow of her pond resulting in water in her basement.
- There are three big sinkholes in the area – one on her property, one across the street from the property at the nursing home, and one at the corner of Conway and Chesterfield Parkway, which is owned by Conway Cove. Having more water flow into these sinkholes could cause additional drainage problems.

4. Ms. Mirae Bunnell, 1122 Cambridge Cove Court, Chesterfield, MO

Ms. Bunnell stated that she has the same concerns expressed by the previous Speakers, and added the following:

- She has specific concerns about the safety of the intersection, and the character of the neighborhood being adversely affected.
- Her property includes the sewer lateral line which comes in from Conway Cove and meets the line from Cambridge Cove. The manholes in this area have had multiple back-ups from construction debris and grease being poured into them, and she has concerns that adding more buildings to the existing lateral lines will cause more back-ups.

5. Ms. Ann Earley, 74 Conway Cove Drive, Chesterfield, MO

Ms. Earley expressed concerns regarding the following:

- Safety issues regarding the intersection, which sees major commercial and vehicle traffic including large trucks, school buses, Bi-State buses, and

emergency vehicles. Vehicles are frequently driving too fast and not stopping at the traffic lights causing collisions.

- Crossing the streets as a pedestrian is often dangerous even when using the pedestrian signals. The proposed development would include pedestrian traffic, which she feels has safety concerns especially after dark and when children are involved.

6. Mr. Bob Siemer, 74 Conway Cove Drive, Chesterfield, MO

Mr. Siemer stated that his property is closest to the proposed development and expressed concerns regarding the following:

- Density and use of the site will adversely affect property values and way of life for Conway Cove residents.
- Speaker noted that the same organization requested a zoning change for a similar project along Clarkson Road a few years ago, which was defeated after residents expressed their opposition.
- He noted that the Petitioner has not met with adjacent residents regarding the current proposed project, which includes 2 buildings, a parking lot, and swimming pool. One building will be a private residence with the other building being a 5-unit multi-family residence.
- Question was raised as to the use of the multi-family building, which Speaker understands will be used as residences for people coming for training offered by the Chabad. Speaker has concerns that such a building could be viewed as a motel, which is “far different” than their single-family residences and is inappropriate for the site.
- He has concerns that if the proposed development falls through and the site has been rezoned to R6, other uses could be established on the site.

7. Mr. Scott Haselius, 72 Conway Cove Drive, Chesterfield, MO

Mr. Haselius stated that he has the same concerns expressed by the previous Speakers, and has specific concerns regarding:

- Safety issues regarding traffic in the area
- Wildlife habitats being destroyed
- Erosion from the nearby sinkholes
- Light and noise pollution from the development
- Concern that the buildings will be of a “transient” nature

Rebuttal

1. Ms. Chanala Rubenfeld, on behalf of the Chabad property, 137 Brighthurst Drive, Chesterfield, MO

Ms. Rubenfeld addressed some of the concerns raised and stated the following:

- The proposed properties are homes for people to live in – they will not be used as a motel or transient use.
- Classes will not be held in the homes.
- The past proposed rezoning along Clarkson Road was for a synagogue, which is completely different from the current proposal of residences.
- They are willing and available to speak to any interested residents about the proposal.

Commissioners Staniforth and Midgley encouraged Ms. Rubenfeld to meet with the residents in the area to explain the proposal.

G. P.Z. 03-2022 530 N. Eatherton Road (Rise Development):

Representing the Petitioner - available for questions:

1. Mr. Jeremy Haynes, Rise Commercial District, 8070 Castleton Road, Indianapolis, IN

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Starbucks (ASDP)**: An Amended Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.10-acre tract of land zoned "PC" – Planned Commercial located on the south side of Olive Blvd., west of Chesterfield Pkwy East, north of Swingley Ridge Rd. (18S520471).

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Starbucks. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

- B. **Logan University (ASP)**: An Amended Site Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 102.43-acre tract of land zoned "NU"–Non-Urban District located on the west side of Schoettler Rd., north of its intersection with Brook Hill Dr.

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Logan University. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.**

- C. **Stoneridge Office Building Sign Package**: A Sign Package for a 9.27-acre tract of land zoned "PC" Planned Commercial District located along South Outer Forty, east of its intersection with Yarmouth Point Dr. (19R610400).

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Stoneridge Office Building. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 7 to 0.**

- D. **Terra Corporate Park, Lot 7 (Scooter's Coffee) SDSP**: Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up coffee shop located on a 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned "PI" Planned Industrial.

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for **Terra Corporate Park, Lot 7 (Scooter's Coffee)**. The motion was seconded by Commissioner Harris and **passed** by a voice vote of 7 to 0.

- E. **Wildhorse Village (3rd ASDCP)**: An Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

Acting Chair Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Fixture Concept Plan for **Wildhorse Village**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

Commissioner Marino stated that the residences are replacing a formerly-proposed parking garage, and noted that the overall theme of the development has changed somewhat in that it is becoming more residential than commercial, and less walkable. This site, along with the Mall site, is intended to be the city center of Chesterfield and as the project moves forward, all the prior discussions regarding the area should be kept in mind.

- F. **Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

Acting Chair 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 **Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos)**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0.

Commissioner Staniforth referred to the earlier Site Plan Committee meeting wherein a discussion took place regarding penthouses for screening rooftop equipment. She noted that the Architectural Review Board had reviewed the project and was comfortable that the equipment would be adequately screen without a penthouse structure. Acting Chair Wuennenberg added that it was the consensus of the Planning Commission that a penthouse is not necessary for this project.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)**: A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742).

Planner Shilpi Bharti provided the following information about the subject petition.

Request

The request is to rezone the subject parcel from “R4” Residential District to “R6” Residential District for a multi-family residential development.

Development Standards

Development Standards	R6 Residential District
Minimum Lot Size for Dwelling, single-family	4,500 sq. ft.
Minimum Lot Size for Dwelling, two-family	2,500 sq. ft.
Minimum Lot Size for Dwelling, three-family	2,000 sq. ft.
Minimum Lot Size for Dwelling, multi-family	2,000 sq. ft.
Front Setback	20 feet
Side Setback (single-family dwelling or unattached side of an attached single-family dwelling)	5 feet
Rear Setback	15 feet
Maximum Height	4 stories including basement
Minimum Common Open Space area for multi-family, row house, or group home developments	40%

Setback Requirements between Structures for R6 Residential District

Wall	Front	Side	Rear	Detached Accessory Building Wall
Front	50 ft, plus 10 ft for each story over 2 stories	30 ft; 20 ft if side wall has no windows	100 ft	30 ft
Side	30 ft; 20 ft if side wall has no windows	20 ft	30 ft	10 ft
Rear	100 ft	30 ft	50 ft	20 ft

Permitted Uses

Use	Minimum Lot Area
Churches and other places of worship	½ acre
Daycare center	4,500 sq. ft.
Group home	4,500 sq. ft.
Nursery school	15,000 sq. ft.
Kindergarten	1 acre
Collegiate	½ acre
Library	½ acre
Public safety facility	10,000 sq. ft.
Public utility facility	10,000 sq. ft.

Issues

The Public Hearing was held on April 11, 2022 at which time the following two issues were raised:

1. Concerns regarding the existing drainage basin

Applicant will follow both the City of Chesterfield and MSD design standards for stormwater runoff and water quality. The existing topography shows that the site currently flows to the west and not towards the existing structures to the north. This drainage pattern will continue after development.

2. Impact of rezoning the site to R6 vs. R6A, and R6AA

An R-6 zoning was requested to provide flexibility when the site plan is finalized for this property. The ultimate plan is to use the subject site for 5-6 residential villas/condominiums.

It was noted that the Applicant has provided a written response to the issues, which has been included in the meeting packet.

Commissioner Marino made a motion to approve P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield). The motion was seconded by Acting Chair Wuennenberg.

Discussion

Acting Chair Wuennenberg stated that the Commission needs to consider whether the more dense R6 zoning is appropriate for this one-acre site, which backs up to R3 zoning. It is his opinion that the R6 zoning is not appropriate for the subject site.

Commissioner Tilman noted his concerns regarding density, traffic, and ingress/egress. He suggested that a traffic study would need to be done regarding the intersection and traffic on the outer road ramp.

Attorney Nathan Bruns reminded the Commission that the R6 zoning is a straight zoning and any of the uses permitted under R6, which would fit on the site, would be allowed once it is rezoned. The Commission then reviewed the uses permitted under R6 zoning.

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

Aye: None

**Nay: Commissioner Harris, Commissioner Marino,
Commissioner Midgley, Commissioner Staniforth,
Commissioner Tilman, Commissioner Carlie,
Acting Chair Wuennenberg,**

The motion failed by a vote of 0 to 7.

- B. **P.Z. 03-2022 530 N. Eatherton Road (Rise Development)**: A request for a zoning map amendment from the “NU” Non-Urban District to “PI” Planned Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064).

Planner Shilpi Bharti provided the following information about the subject petition.

Request

The request is to rezone the subject parcel from “NU” Non-Urban to “PI” Planned Industrial to allow *Office* and *Warehouse* uses.

Planned Industrial Development Standards

Standards	PI District	Request
Maximum Height of Structure	-	25 feet
Building Setback from Property Line	35 feet	35 feet
Parking Setback from Property Line	25 feet	30 feet
Density Requirement	Maximum of 0.55 FAR	Maximum of 0.55 FAR
Landscape Buffer	30 feet	30 feet

Permitted Uses

The Applicant is requesting the following permitted uses.

1. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
2. Mail order warehouse
3. Industrial sales, service, and storage
4. Professional and technical service facility
5. Office, general
6. Warehouse, general

The Public Hearing was held on April 11, 2022 at which time no issues were raised.

Preliminary Development Plan

The Preliminary Development Plan shows two water quality basins on the northeast and southeast corners of the property; two exit points from North Eatherton Road; cross access easement for the property to the east; and 21 buildings that would comprise the warehouse and office use.

Commissioner Marino made a motion to approve P.Z. 03-2022 530 N. Eatherton Road (Rise Development). The motion was seconded by Commissioner Harris.

Upon roll call, the vote was as follows:

Aye: Commissioner Marino, Commissioner Midgley,
Commissioner Staniforth, Commissioner Tilman,
Commissioner Carlie, Commissioner Harris,
Acting Chair Wuennenberg,

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS

A. Appointment of Nominating Committee

Acting Chair Wuennenberg appointed the following to serve on this year's Nominating Committee:

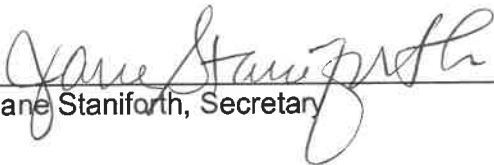
- Commissioner Marino, Chair
- Commissioner Staniforth
- Commissioner Midgley

It was noted that the Committee would review the By-Laws with respect to the duties of the Officers.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 8:04 p.m.



Jane Staniforth, Secretary