PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
APRIL 24, 2023

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

I. ROLL CALL

PRESENT	ABSENT
Commissioner Gail Choate	Commissioner Nathan Roach
Commissioner Khalid Chohan	
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner
Ms. Christine Dorough, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen; Council Liaison, Councilmember Gary Budoor, Councilmember Dan Hurt, Councilmember Mary Ann Mastorakas, Councilmember Mary Monachella and Councilmember Aaron Wahl.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

PUBLIC HEARINGS - Commissioner Staniforth read the "Opening Comments" for the Public Hearing.

A. **P.Z. 04-2023 Damian Kroenung Estate:** A request for an ordinance amendment to the existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for 7.1 acres located on the south side of Edison Avenue (17V310081).

STAFF PRESENTATION:

Planner Shilpi Bharti gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the subject site:

Request Summary

A request for an ordinance amendment to the existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for 7.1 acres located on the south side of Edison Avenue.

Site History

Prior to 1988, the site was zoned "M3" – Planned Industrial District. In 2004, the site was re-zoned to "PI" - Planned Industrial following the ordinance 2124.

Comprehensive Plan

The subject site is within the Industrial land use. The Industrial land use typically supports manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses and assembly operations.

Request

The applicant is requesting the following Development Standards compared to the existing ordinance:

Development Standards	Existing Ordinance 2124	Applicant Request
Maximum number of buildings	4	1
Maximum square feet of building	84,008 square feet	100,000 square feet
Maximum height of structure	24 feet	40 feet
Setback from east boundary	20 feet	50 feet
Setback from west boundary	88 feet	70 feet
Setback from south boundary	18 feet	130 feet
Parking setback from north	20 feet from ROW (25')	30 feet
Parking setback from east	15 feet	10 feet

Parking setback from west	15 feet	25 feet
Parking setback from south	15 feet	15 feet
Access from Edison Avenue	One street approach and one entrance	Two full access entrances

PI Regulations

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another, as well as the surrounding area.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

Preliminary Development Plan

- Two accesses from Edison
- One gated access
- One building

PETITIONER'S PRESENTATION:

Sean Hackley (Civil Engineers) 15997 Deer Trail Court, Chesterfield, MO, Vern Remiger (Remiger Design) 2921 Olive Street, St. Louis, MO and Ben Khana (Edison Partners) 17970 Edison Avenue, Chesterfield, MO representing the petitioner **Damian Kroenung Estate**, made themselves available for questions.

Mr. Khana shared the plan to relocate their publishing and K-12 children's book distribution facility from the City of St. Louis to the City of Chesterfield. The facility will be open during the five (5) day work-week with approximately thirty-five (35) employees. The company will receive approximately twenty (20) UPS/Federal Express-type deliveries throughout the week.

The Commission requested clarification regarding the number of access points and the distance between curb cuts that are proposed for the site. The need for three access points is a requirement of the Fire District due to the height of the structure, which is more than thirty (30) feet high. St. Louis County and the City of Chesterfield will issue comments regarding the distance between the access points as it compares with the requirements of each entity during upcoming review.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the April 10, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

A. **13435 Olive Blvd. (Crazy Bowls & Wraps) Sign Package:** A sign package for a 0.27- acre tract of land zoned "PC"–Planned Commercial District located north of Olive Blvd and east of N. Woods Mill Drive.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for 13435 Olive Blvd. (Crazy Bowls & Wraps. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 8 to 0**.

B. **633 S. Goddard Ave. (Architectural Specialty Lighting Package):** An Architectural Specialty Lighting Package for a 5.50-acre tract of land zoned "M3" Planned Industrial District, located on the west side of Goddard Avenue, south of its intersection with Chesterfield Airport Road.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Architectural Specialty Lighting Package for 633 S. Goddard Ave. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

C. **River Crossing, Lot 7 (Holman Motorcars St. Louis) AAE:** Amended Architectural Elevations for a 1.4-acre tract of land zoned "PC" Planned Commercial located north of Arnage Blvd and south of Interstate 64.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for River Crossing, Lot 7 (Holman Motorcars St. Louis). The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Jane Staniforth, Secretary