

**MEMORANDUM**

TO: Mike Geisel, City Administrator  
FROM: Justin Wyse, Director of Planning **JW**



SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, December 9, 2021

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 9, 2021 in Conference Room 101.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II) and **Councilmember Tom DeCampi** (Ward IV). Councilmember Dan Hurt (Ward III) was absent.

Also in attendance were: Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:42 p.m.

**I. APPROVAL OF MEETING SUMMARY**

**A. Approval of the November 18, 2021 Committee Meeting Summary**

**Councilmember Mastorakos** made a motion to approve the Meeting Summary of November 18, 2021. The motion was seconded by **Councilmember DeCampi** and **passed by a voice vote of 3-0.**

**II. UNFINISHED BUSINESS – None.**

**III. NEW BUSINESS**

**A. P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC)**: – A request for a change in zoning from an “NU” Non-Urban District to a “PC”—Planned Commercial District for a 1.006-acre tract of land located at Clarkson Road and Wilson Avenue. (20T520103, 20T520394) (Ward 4)

**STAFF PRESENTATION**

**Justin Wyse**, Director of Planning, presented the project request for a change in zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 1.006-acre parcel located along the west side of Clarkson Road, south of Wilson Avenue. The request includes changes to the permitted uses, setbacks and density requirements to accommodate an office building.

The Preliminary Development Plan shows a 7,300 sq. ft. office building with the existing curb cut from the adjacent mortuary site providing access to the subject site. A public art area is proposed

as well as a pedestrian bench area along Clarkson Road next to the sidewalk that leads to Marquette High School.

A Public Hearing was held on October 11, 2021 where the Planning Commission raised two issues regarding the vacated Old Wilson Road located at the rear of the property as well as information regarding zoning of the adjacent property located west of the subject site which is located in Clarkson Valley.

Both of these issues were addressed and on November 22, 2021, the Planning Commission unanimously approved the request.

**Councilmember DeCampi made a motion to forward P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC) to City Council with a recommendation to approve.** The motion was seconded by Councilmember Mastorakos.

#### **Discussion after the Motion**

In response to questions, Mr. Wyse further clarified the following points:

1. There will be no additional curb cuts. The existing curb cut from the mortuary site will provide access to the site
2. The maximum square footage of the office building will be capped at 7,300 square feet.
3. The applicant owns a small portion of the abandoned road in the rear of the property and intends to remove the asphalt and revert it back to green space. The remainder of the road is owned by the mortuary and Clarkson Valley Property Company.
4. The adjacent Clarkson Valley property is zoned residential.

**The above motion passed by a voice vote of 3-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the January 3, 2022 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC).]**

**IV. OTHER** – None.

**V. ADJOURNMENT**

The meeting adjourned at 5:50 p.m.