

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 9, 2019**

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 James Rosenauer
Commissioner Gene Schenberg
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Michael Lindgren, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Mike Knight, Assistant City Planner
Mr. Chris Dietz, Planner
Ms. Annisa Kumerow, Planner
Mr. Andrew Stanislav, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Ann Mastorakos, Council Liaison; Councilmember Dan Hurt, Ward III; and Councilmember Michael Moore, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the November 25, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Tilman.

It was then noted that the following correction to page 7 of the Meeting Summary had been made (*correction shown in bold*):

Commissioner Marino asked how the Pedal the Cause event would be impeded by a residential development on the subject site. ~~Mr. Hilton~~
Mr. Indovino explained that the entire piece of property is used for bike racks

and tents associated with the event. A commercial development would provide parking lots and ample green space for tents and bike racks. Veterans Place Drive is closed during the event and is used as the bike chute, which could prove difficult with a residential development.

Commissioner Wuennenberg made a motion to approve the Meeting Summary, as corrected. The motion was seconded by Commissioner Harris and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

Mr. Jake Eilermann, President of McBride Homes, 1853 Basston Drive, St. Louis, MO – Petitioner for Larry Enterprises Jim Lynch Hummer, Parcel 1 (McBride) was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Commons West, Lot 1 (Walnut Grill)**: Amended Architectural Elevations for a restaurant building on a 0.84-acre tract of land, zoned “PC” Planned Commercial District located on THF Boulevard, northeast of its intersection with Public Works Drive.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Chesterfield Commons West, Lot 1 (Walnut Grill). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 9 to 0.**

- B. **Chesterfield Ice and Sports Complex**: A Record Plat for a 17.85-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Chesterfield Ice and Sports Complex. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

- C. **Kemp Auto Museum, Lot B (Chase)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 1.03-acre tract of land zoned “PC” Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Commissioner Schenberg, 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 Kemp Auto Museum, Lot B (Chase). The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

- D. **Larry Enterprises Jim Lynch Hummer, Parcel 1 (McBride)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.107 acre tract of land zoned "PI" Planned Industrial District located north of North Outer 40 Road and west of Boone's Crossing.

Commissioner Schenberg, 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 **Larry Enterprises Jim Lynch Hummer, Parcel 1 (McBride)**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 to 0.

- E. **Downtown Chesterfield Category C, Lot A (Wildhorse) ASDSP**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 7.3 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Commissioner Schenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Downtown Chesterfield Category C, Lot A (Wildhorse)**. The motion was seconded by Commissioner Midgley.

Discussion

Councilmember Mastorakos noted her disappointment regarding the removal of the water feature from the plans, as she felt it would have "added elegance, sophistication, and a calming effect", and she hopes the Petitioner will reconsider it. Commissioner Wuennenberg also indicated his disappointment with its removal.

Chair Hansen stated that she is in agreement with the water feature being removed noting that existing water features throughout the City are constantly broken and being repaired.

The motion to approve **passed** by a voice vote of 9 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 15-2019 Wiegand Studio (Wiegand Foundation)**: A request for a zoning map amendment from the "NU" Non-Urban District and "C-3" Shopping District to the "PC" Planned Commercial District with an existing "H" Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue (17T220942, 17T310335).

Planner Andrew Stanislav stated that the request is to establish a new "PC" Planned Commercial District with *Art Studio* as the sole permitted use, and with the site retaining its "H" Historic Designation. The property has been used in the past as an art studio as a legal non-conforming use, and this request is to permit the art studio use as a permitted use within the new "PC" District. A Public Hearing was held on November 25, 2019, at which time no issues were raised.

The Preliminary Development Plan depicts the existing historic structure. It was noted that no physical changes are currently proposed for the site, and any future improvements would be required to follow the applicable approval process through the City.

All agency comments have been received and Staff has no outstanding issues.

Commissioner Tilman made a motion to approve P.Z. 15-2019 Wiegand Studio (Wiegand Foundation). The motion was seconded by Commissioner Wuennenberg.

Discussion

Because the requested uses are limited to the one specific use of *art studio*, Commissioner Tilman noted his concern that the use may be too restrictive and not allow other desired activities in the future, such as the sale and/or serving of “baked goods and coffee”. Mr. Justin Wyse, Director of Planning & Development Services, confirmed that this type of activity would be allowed as an accessory use in conjunction with the art studio use.

While he had no objection to it, Commissioner Rosenauer pointed out that there are no restrictions on the hours of operation for the site.

Upon roll call, the vote was as follows:

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

Nay: None

The motion **passed** by a vote of 9 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Gene Schenberg, Secretary