



**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
DECEMBER 10, 2018**

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 Mary Monachella  
Commissioner James Rosenauer  
Commissioner Gene Schenberg  
Commissioner Guy Tilman  
Commissioner Steven Wuennenberg  
Chair Merrell Hansen

Mayor Bob Nation  
Councilmember Dan Hurt, Council Liaison  
Mr. Mark Lee, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning & Development Services  
Ms. Jessica Henry, Assistant City Planner  
Mr. Mike Knight, Planner  
Mr. Andrew Stanislav, Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; and Councilmember Michelle Ohley, Ward IV.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Tilman made a motion to approve the Meeting Summary of the November 26, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0. (*Commissioner Schenberg abstained.*)

## VI. PUBLIC COMMENT

Mr. Dan Tate, 981 Manchester Road, St. Louis, MO representing the Petitioner for **Logan College of Chiropractic Lighting Package**, was available for questions.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Edison Crossing, Lot 1 (Little Sunshine's Playhouse)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.27 acre tract of land zoned "PC" Planned Commercial District located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision.

**Commissioner 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 **Edison Crossing, Lot 1 (Little Sunshine's Playhouse)**. The motion was seconded by Commissioner Rosenauer and **passed** by a voice vote of 9 to 0.

- B. **Logan College of Chiropractic Lighting Package (2018)**: Architectural Specialty Lighting Package for a 112 acre tract of land zoned "NU" Non-Urban District located west of Schoettler Rd, and south of Green Valley Drive (20R430046).

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Architectural Specialty Lighting Package for **Logan College of Chiropractic**. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 9 to 0.

- C. **Trails West Village of Green Trails (Chesterfield Community Church)**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.47 acre tract of land zoned "NU" Non-Urban and "R-2" Residence (15,000 square feet) located at the eastern corner of the intersection of Olive Boulevard and Ladue Road.

**Commissioner Wuennenberg**, 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 **Trails West Village of Green Trails (Chesterfield Community Church)**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 to 0.

- D. **YaYa's (ASDP)**: An Amended Site Development Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 2 acre tract of land located southwest of the intersection of Olive Blvd and Chesterfield Pkwy.

**Commissioner Wuennenberg**, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for **YaYa's**. The motion was seconded by **Commissioner Midgley** and **passed** by a voice vote of 9 to 0.

## VIII. UNFINISHED BUSINESS - None

## IX. NEW BUSINESS

### A. Comprehensive Plan – Update

Mr. Justin Wyse, Director of Planning & Development Services gave an update on meetings with the Traffic and Planning Consultants.

#### Traffic

- Each parcel within the City has been reviewed with respect to its existing land use.
- Traffic counts have been completed throughout the City in accordance with the contract approved by City Council.
- Staff has completed the initial revisions of the traffic analysis.
- The Consultant is in the process of reviewing all of the links and nodes within the system.
- It is hoped that within the next one-two months, the existing conditions will be available with the calibrated and validated models in place.
- The Planning Consultants will then create future scenarios and identify where improvements are needed.

#### Comprehensive Plan

- The first public kick-off meeting is scheduled for the evening of Tuesday, January 29<sup>th</sup> in Council Chambers.
- Policy-maker interviews will be conducted by the Consultants with each of the Councilmembers and Planning Commissioners. It is anticipated that the face-to-face interviews will be scheduled for January 28-29.
- A project website is close to being finalized, which will include information on all of the upcoming public events, along with general information about the Comp Plan. The public can also submit information to the City through the website, and will have the option of signing up to receive future updates by providing an email address.
- Additional events will potentially be held late March thru early April. Dates will be chosen so as not to conflict with Spring Break school closures.

Mr. Wyse encouraged the Commission to attend the January 29<sup>th</sup> kick-off meeting and to share the information with as many residents as possible in order to have a good turnout. He noted that subdivision Trustees will be contacted and that printed material will be made available to City Council and the Commission, which can be distributed at neighborhood meetings, etc. Any inquiries from residents should be directed to Mr. Wyse, Ms. Henry, or the Planner of the Day.

During discussion, the Commission made the following suggestions:

- Provide text for use in an email and Facebook posts outlining what is hoped to be accomplished at the kick-off meeting.
- Chair Hansen suggested choosing meeting dates that don't conflict with Spring Training.

### **B. Planning & Zoning Training**

Chair Hansen announced that she, along with Mayor Nation, several Councilmembers, and Commissioners Rosenauer and Tilman have completed the Planning & Zoning training through UMSL, of which key learning points will be shared with the Commission. She then thanked Council for approving the funds to attend the sessions.

### **X. COMMITTEE REPORTS - None**

### **XI. ADJOURNMENT**

The meeting adjourned at 7:17 p.m.

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Debbie Midgley, Secretary