



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 25, 2019**

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

I. ROLL CALL

PRESENT

Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner James Rosenauer
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Allison Harris
Commissioner Gene Schenberg

Councilmember Michelle Ohley, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Assistant City Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Michelle Ohley, Council Liaison; and Councilmember Mary Ann Mastorakos, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Tilman made a motion to approve the Meeting Summary of the February 11, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

The following two individuals were available for questions regarding **Chesterfield Ridge Center, Parcel VIII, Building Group I Lot A (Kiddie Academy)**:

1. Mr. Louis Vandeloecht, Architect for Kiddie Academy, 229 Greenbriar Estates, Des Peres, MO.
2. Ms. Ashley Weber, Project Engineer for Kiddie Academy, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Ridge Center, Parcel VIII, Building Group I Lot A (Kiddie Academy)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.4 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center.

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 **Chesterfield Ridge Center, Parcel VIII, Building Group I Lot A (Kiddie Academy)**. The motion was seconded by Commissioner Tilman.

Discussion

It was noted that The Applicant has substantially met all of the recommendations proposed by the Architectural Review Board, including improvements to the facings of the property. A summary of the discussions held at the earlier Site Plan Committee Meeting was then provided:

- Discussion regarding landscaping between the parking lot and fence wherein it was confirmed that there is not adequate space for additional landscaping within the current physical restrictions. It was noted that the Applicant has added landscaping to the perimeter of the site.
- Substantial discussion related to the parking ingress and egress of the facility wherein it was clarified that the site does not include a circular drop-off/pick-up area. The site is designed whereby parents park and walk into the facility to drop off and pick up their children, which alleviated concerns regarding parking access. It was also explained that the facility intends to contact neighboring properties to assist with overflow parking during special events.
- It was confirmed that sidewalks cover the perimeter of the Kiddie Academy site.

Commissioner Tilman asked for clarification on how much of the cross access between the hotel parking lot and Hilltown Village Center will be constructed as part of the subject project. Mr. Justin Wyse, Director of Planning & Development Services, replied that the entire connection will be constructed with this project.

The vote on the above motion to approve passed by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS – None

IX. NEW BUSINESS

Chair Hansen announced that two On the Table discussions are scheduled at City Hall for Feb 28th and Mar 5th and encouraged community participation. Additional information regarding specific events in connection with the upcoming *Planapalooza* will be posted on the City's website.

Commissioner Wuennenberg asked Staff to share with the Commission the listing of attendees at the earlier Kick-Off meeting to help determine which subdivisions were represented.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Debbie Midgley, Secretary