

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MARCH 23, 2020**

VIRTUAL MEETING

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

Mayor Bob Nation
Councilmember Mary Ann Mastorakos, Council Liaison
Mr. Michael Lindgren, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Mary Ann Madden, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Schenberg made a motion to approve the Meeting Summary of the February 10, 2020 Planning Commission Meeting. The motion was seconded by Commissioner Rosenauer.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

VI. PUBLIC COMMENT

The following individuals were available for questions regarding **Spirit Valley Business Park, Lot 1 (Neff Power)**

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO 63005.
2. Mr. David Dial, Dial Architects, 14364 Manchester Road, Manchester, MO 63011

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Spirit Valley Business Park, Lot 1 (Neff Power): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.893 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road and east of Wardenburg Road.**

Mr. Justin Wyse, Director of Planning, presented a PowerPoint presentation providing the following information:

Site Development Section Plan

The Site Development Section Plan shows a 36,000 sq. ft. office and warehouse building designed to house a single tenant for a robotics headquarters. The site has two proposed access points both, of which are off Spirit Valley Central Drive; there will be no direct access to Olive Street Road. There is an existing five-foot wide sidewalk along the frontage of Olive Street Road, and a proposed five-foot wide sidewalk along the frontage of Spirit Valley Central Drive. The proposal also includes 50 parking spaces, which complies with the minimum requirements of the Unified Development Code.

Landscape Plan

The Landscape Plan shows a 30-foot landscape buffer along Olive Street Road, along with another 30-foot heavily-landscaped buffer along the northwestern portion of the site, which is contiguous to the neighboring single-family residence. A 15-foot landscape buffer is proposed for the remainder of the western property line.

A trash enclosure is proposed at the southern end of the site with materials matching the proposed building.

Lighting Plan

The Lighting Plan proposes five parking light fixtures, and one wall-mounted fixture at the rear of the building. All fixtures are flat-lensed, fully-shielded and comply with the requirements of the Unified Development Code.

Comprehensive Land Use Plan

The Comprehensive Plan designates the subject site as *Light Industrial*. In accordance with Plan Policy 7.2.6. regarding cross access circulation, a cross access easement extends to the property to the south.

Elevations

Mr. Wyse reported that the project was reviewed by the Architectural Review Board (ARB) on February 13, 2020. At that time, the Board recommended that the Applicant introduce additional coordination, in terms of material, color, and texture, between the front elevation and the east and west elevations – with particular attention given to the frontage along Olive Street Road. Mr. Wyse then gave a summary of how the Applicant has addressed the ARB's recommendation showing pictures of each of the revised elevations.

The submittal has been reviewed by the Architectural Review Board and Staff's review has found it to be in compliance with the Unified Development Code.

Discussion

Responding to questions from the Commission, Mr. Wyse provided the following information:

- Landscaping – There is no landscaping along the southern border of the site due to an existing storm water channel running along the southern boundary line.
- Utilities – The utilities along Olive Street Road are considered main transmission lines and will therefore not be buried per Ameren procedures.
- Modified Elevations – It was confirmed that ARB did not review the modified plans as their recommendation was to forward with the condition that revised plans be reviewed by Staff.

Commissioner Schenberg made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Lot 1 (Neff Power). The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

Chair Hansen offered the Commission's assistance to Staff with the continued work on the draft Comprehensive Plan.

Both Chair Hansen and Councilmember Mastorakos expressed their appreciation to Staff for their work in coordinating the City's first public virtual meeting during the current state of emergency.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Gene Schenberg, Secretary