

## MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, April 18, 2019



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, April 18, 2019 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; Andrew Stanislav, Planner; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

### I. APPROVAL OF MEETING SUMMARY

#### A. Approval of the March 7, 2019 Committee Meeting Summary

**Councilmember Flachsbart** made a motion to approve the Meeting Summary of **March 7, 2019**. The motion was seconded by **Councilmember Hurt** and **passed** by a voice vote of **3-0**. (*Councilmember DeCampi was not present for the vote.*)

### II. UNFINISHED BUSINESS - None

### III. NEW BUSINESS

#### A. Selection of Officers and Committee Assignments

- Planning Commission Liaison
- Vice Chair of Planning & Public Works Committee
- Chesterfield Historic and Landmark Preservation Committee
- Board of Adjustment

**Councilmember Flachsbart** made a motion recommending the following appointments:

Planning Commission Liaison – Mary Ann Mastorakos  
 Vice Chair of Planning & Public Works Committee – Barry Flachsbart  
 Chesterfield Historic & Landmark Preservation Committee – Tom DeCampi  
 Board of Adjustment – Dan Hurt

The motion was seconded by **Councilmember Hurt** and **passed** by a voice vote of 4 to 0.

- B. **P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC):** A request to amend Ordinance 1502 and repeal Ordinances 358 and 359 to establish new permitted uses and revise the development criteria for 6.9 acres of land within an existing “C-8” Planned Commercial District located at the northwest corner of the intersection of Clarkson Road and Lea Oak Drive (19S411286, 19S411275) (Ward 2).

### **STAFF REPORT**

Andrew Stanislav, Planner, stated the request is to add “veterinary clinic” as a permitted use. The proposed use will be conditioned in the Attachment A to prohibit any outdoor use and overnight boarding. Staff has also reviewed the existing development conditions in the Attachment A to update obsolete references to reflect current conditions of more recent Attachment A’s in planned commercial districts.

A Public Hearing was held on March 25, 2019. No public comment or issues were raised at that time. At the April 8, 2019 Planning Commission meeting, the Petitioner requested to include a parking setback of 8.72 feet from a west property line to match the existing condition approved on the amended site development plan as opposed to the 10 foot parking setback stated in the current site specific ordinance. Since there are no physical changes proposed to the size or footprint of the existing retail center, the existing Amended Site Development Plan will serve as the Preliminary Plan for this request. The Planning Commission unanimously recommended approval of the request with the Petitioner’s amendment.

### **DISCUSSION**

Councilmember Flachsbart asked how the development was allowed to be constructed with the smaller parking setback of 8.72 feet. Mr. Justin Wyse, Director of Planning & Development Services, replied that the center was built prior to the City’s incorporation, and in reviewing the current ordinance, Staff has noted that there are a number of conflicting setbacks.

Councilmember Hurt questioned whether euthanasians will be performed at the clinic. That information was not available, but it was assumed that this service will be offered. The Committee asked that this information be provided, as such a service would involve biohazardous materials, and the Committee would like information on how such materials will be addressed.

In response to Chair Mastorakos’ concern, the Petitioner noted that while there is not a lot of green space in the center, it is assumed that pets will be leashed and use parking islands for relieving themselves. It was agreed that if it becomes a problem, it will be addressed.

**Councilmember Hurt made a motion to forward P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC) to City Council with a recommendation to approve with a request for additional information regarding disposal of biohazardous material. The motion was seconded by Councilmember DeCampi and **passed** by a voice vote of 4-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the May 6, 2019 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 03-2019 Chesterfield Crossing (Chesterfield Crossing Partners, LLC.)]**

#### **IV. OTHER**

There was some discussion with regard to changing the meeting start time to 5:30 p.m.. Due to Councilmember Flachsbart's schedule, the meeting time will remain at 5:45 p.m. until further notice.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:01 p.m.