

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 8, 2015**

The meeting was called to order at 7:05 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Steven Wuennenberg
Chair Michael Watson

ABSENT

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Connie Fults, Council Liaison; and Councilmember Bridget Nations, Ward II.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Proctor made a motion to approve the Meeting Summary of the May 11, 2015 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0 with 1 abstention from Commissioner Lueking.

VI. PUBLIC COMMENT

A. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield):

Petitioner:

1. Mr. Eric Fischer, Stock and Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was available for questions.
2. Mr. Mike Doster, Attorney on the Development Team, 16090 Swingley Ridge Road, Chesterfield, MO.

Mr. Doster gave a brief history of the uses pertaining to this petition. The uses currently approved under the applicable zoning ordinance were reviewed by both Staff and the Petitioner prior to the Public Hearing, after the Public Hearing, and after the Issues Meeting. After each review, the Petitioner eliminated a number of the uses at the request of Staff or the Commission. In addition, a number of conditions have been added to specific permitted uses in order to make them appropriate uses for the site. Mr. Doster then pointed that the Commission has eliminated the *Brewpub* use, which the Petitioner is requesting to be added back into the Attachment A as a permitted use. He pointed out that the definition of *brewpub* under the City's Code is a restaurant that has a limited brewing capacity.

Mr. Doster then explained it is the Petitioner's intent to develop the site as an Assisted Care facility; however, since there no 100% guarantee that a closing will take place after the zoning is approved, the Petitioner is requesting that the core uses under their current entitlement be permitted.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- ### A. Spirit Valley Business Park, Lot 7 (Site Development Section Plan – The Place): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.9 acre tract of land zoned "PI" Planned Industrial District located southeast of the intersection of Spirit Valley West Drive and Spirit Valley Central Drive.

Commissioner Nolan, 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 Spirit Valley Business Park, Lot 7 (The Place). The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 9 to 0.

VIII. OLD BUSINESS

- ### A. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield): A request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

Senior Planner John Boyer stated the Public Hearing for this petition was held April 13, 2015 at which time issues were identified by Staff, Planning Commission, and the public. At the May 11th Issues Meeting, the issues and the Petitioner's response were reviewed, and additional issues were identified. The direction from the Planning Commission was for the Petitioner to work with Staff regarding specific uses that may not be appropriate for the site. Since then, the Petitioner has removed a number of uses and Staff has added conditions to other uses.

Mr. Boyer pointed out the Petitioner is requesting that the *Brewpub* use be added back into the Attachment A as a permitted use. If this is the Commission's desire, a separate vote is required.

At this time, Staff has no outstanding issues, all requirements have been met, and Staff recommends approval of the petition.

Discussion

For clarification purposes, Commissioner Lueking cited the City Code definition of a *Brewpub* as follows:

A restaurant that prepares handcrafted natural beer as an accessory use intended for consumption on the premises. Production capacity shall be limited to not more than 5,000 barrels per year. Such accessory use may occupy up to 30% of the gross floor area of the restaurant.

Commissioner Lueking then made a motion to allow *Brewpub* as a permitted use for the subject site. The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

**Aye: Commissioner Heidtbrink, Commissioner Lueking,
Commissioner Midgley, Commissioner Nolan,
Commissioner Proctor**

**Nay: Commissioner Geckeler, Commissioner Hansen,
Commissioner Wuennenberg, Chair Watson**

The motion passed by a vote of 5 to 4.

Commissioner Lueking made a motion to approve P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield), as amended. The motion was seconded by Commissioner Nolan.

It was clarified that the *brewpub* use would be added to the Attachment A with existing restrictions pertaining to hours of operation and height.

Commissioner Geckeler stated she would be voting in favor of the petition but noted for the record her opposition to the following uses: *hotel and motel; restaurant, fast food; restaurant, sit down; and restaurant, take out.*

Upon roll call, the vote to approve, as amended, was as follows:

Aye: Commissioner Hansen, Commissioner Heidtbrink,
Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Proctor,
Commissioner Wuennenberg, Commissioner Geckeler

Nay: Chair Watson

The motion passed by a vote of 8 to 1.

IX. NEW BUSINESS

A. Report from Nominating Committee

Commissioner Geckeler reported that the Nominating Committee proposes the following slate of officers for the upcoming year:

Chair: Stanley Proctor
Vice-Chair: Amy Nolan
Secretary: Steve Wuennenberg

Mr. Harry O'Rourke, Interim City Attorney, asked each nominee if they accept their nomination and each nominee responded in the affirmative.

Commissioner Hansen made a motion to approve the Slate of Officers as proposed. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 9 to 0.**

Commissioner Geckeler then distributed a copy of the Commission's By-Laws, and the Nominating Committee's Report, which includes *Notes and Recommendations* "to facilitate a more effective Planning Commission".

Commissioner Hansen stated that the Nominating Committee proposes the following recommendations:

1. Adopt a line of succession whereby the Vice-Chair would automatically move into the position of Chair, which would create a more experienced Chair and provide a more seamless transition.
2. The Planning Commission Chair to attend all Architectural Review Board and Planning and Public Works Committee meetings with the Vice-Chair attending in the Chair's absence.
3. The continuation of training of Planning Commission members to "promote a well-informed Commission, capable of responsible and effective performance".

The Nominating Committee's Report also recommends a meeting be scheduled to clarify the relationship between the Planning Commission and the Architectural Review Board, the Planning and Public Works Committee, and City Council in order for the Planning

Commission to carry out its role respectfully and responsibly in a way that benefits the City.

Chair Watson noted his agreement with the Nominating Committee's recommendations and suggested that the Commission schedule a meeting with Aimee Nassif, Planning and Development Services Director to review the current By-Laws.

Commissioner Hansen then expressed her appreciation to Chair Watson for his conscientious service and the example he has set for the Commission.

Ms. Nassif stated she could prepare proposed language for the By-Laws based on the above recommendations for the Commission's review. She also thanked the Committee for their feedback and ideas for the annual Commissioner training meeting. She added she is available to meet informally with any of the Commissioners regarding roles, procedures, duties, etc. throughout the year.

Commissioner Proctor asked Chair Watson if he would be willing to share the benefit of his experience with the Commission. Chair Watson stated he would.

Councilmember Fults noted Chair Watson's diligent attendance at the Planning and Public Works Committee meetings and how it has bridged the gap between the Planning Commission and City Council. She stated that when the Chair has pointed out the "minority view", it has brought up issues and opened discussion for possible changes to projects. She thanked Chair Watson for his service and stated she looks forward to working with newly-elected Chair Proctor.

Chair Proctor stated he intends to attend all meetings of the Architectural Review Board and Planning and Public Works Committee, along with City Council meetings as necessary.

Since this is his last Planning Commission meeting, Chair Watson expressed his appreciation to Ms. Madden and all the Planners for their time and attention. He also thanked Ms. Nassif acknowledging her as a "tremendous resource to the Planning Commission" whose "knowledge is wide and deep" and who is never hesitant to answer questions from the Commission.

Chair Watson then thanked all the Commissioners noting that they have all grown tremendously and encouraged them to continue with their training.

COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

Steve Wuennenberg, Secretary