



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 23, 2018**

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. Cassandra Harashe, Planner
Mr. Andrew Stanislav, Planner
Ms. Annisa Kumerow, Planning Technician
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Michelle Ohley, substituting for Dan Hurt as Council Liaison; Councilmember Barbara McGuinness, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Michael Moore, Ward III; and Councilmember Tom DeCampi, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the July 9, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. Mobil Mart at Baxter and Clayton (Brite Worx)

Petitioners – The following individuals were available for questions:

1. Mr. Kevin Kamp, Civil Environmental Consultants, 4848 Park 370 Blvd., Hazelwood, MO.
2. Ms. Lynn Wallis, Owner of the subject site, 106 E. Washington, Cuba, MO.

In Opposition:

1. Mr. Robert Goldsmith, Woodfield Subdivision, 2456 Baxton Way, Chesterfield, MO.

Mr. Goldsmith prefaced his comments by stating that he does not think a Brite Worx development is appropriate for the subject site as it is “out of character with the neighborhood and there are significant traffic issues”. Given that the Brite Worx car wash has been approved for the site, he has had extensive discussions with Mark Jordan, Vice-President of Facilities at Wallis Energy Corporation, and they have come to an agreement regarding fencing and landscape buffering.

Mr. Goldsmith then noted that at a November 30, 2017 meeting with representatives from Wallis Energy Corporation, a commitment was made to change the appearance of the building whereby elements would be incorporated to make it more closely resemble the nearby Mia Sorella restaurant. Speaker feels that the proposed building does not meet that objective and stated that “it is still garish and out of place in the community and so they continue to oppose it”.

2. Ms. Debbie Berger, Woodfield Subdivision, 2457 Baxton Way, Chesterfield, MO.

Ms. Berger stated that the November 30th meeting with representatives of the Wallis Company included Councilmembers Dan Hurt and Randy Logan, along with Woodfield residents. At this meeting, the residents came to the understanding that if the Brite Worx development could change its proposed architecture to make it compatible with the neighborhood of homes and schools, the residents could accept it. An agreement was reached that the car wash would resemble the look of the Mia Sorella restaurant at the corner of Clayton and Henry Road. The residents had asked for stucco and stone, and the Applicant has come back “with a minimal amount of stone”.

Ms. Berger also stated that because there is nothing to view for comparison, the residents have had to trust statements made that noise from the vacuums will not be heard and that the light from inside the car wash will not spill out of the roof at night.

She noted that the residents’ main concerns have continually related to the “garish blue” on the building and the height of the two towers. She pointed out that the blue remains on the proposed building and that she has concerns that any signage for the site will include more of the same blue color. They would like to see the blue color on the building replaced with earth tones in order to have it fit in with the character of the neighborhood.

SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. UNFINISHED BUSINESS

- A. **Mobil Mart at Baxter and Clayton (Brite Worx)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.72 acre tract of land zoned "PC" Planned Commercial District located on the western corner of the intersection of Clayton Road and Baxter Road.

Planner Cassie Harashe stated that this item was previously reviewed by the Planning Commission at its July 9, 2018 meeting. In response to the Commission's request, the Applicant has provided revised section views illustrating how the site would appear as viewed: (1) looking south on the property; (2) from the intersection of Clayton and Baxter; (3) from Clayton Road; and (4) from Baxter Road. The section views also illustrate the effects of a 6-foot high wall vs. an 8-foot high wall.

At its last meeting, the Commission also requested revised accessory elements. In response, the Applicant has removed their request for both the blue canopies and ball-shaped vacuum/trash canisters. As an alternative, the Applicant is proposing a non-canopied, all-in-one pole-based vacuum station. The Applicant is also proposing that the poles, arch, debris separator, and trash can match the blue trim of the building.

Discussion

Section Views/Proposed Walls

Commissioner Tilman noted that neither a six-foot or eight-foot wall would give total screening of the tops of the two towers or the proposed 10'10" vacuum structures.

Commissioner Wuennenberg stated that he is not in a favor of an eight-foot high wall as it would not provide a big enough benefit to compensate for the excessive amount of concrete that would face the residents' homes.

Commissioner Rosenauer stated that he had walked around the perimeter of the site and pointed out that, other than during the winter months, the tops of the towers will be screened on the northern side by the existing foliage. On the west side, the tops of the towers will be visible through the bushes. He agrees that a six-foot wall is more appropriate for the site than an eight-foot wall given that the extra two feet would not provide much more screening of the towers during the winter season.

Commissioner Monachella pointed out that there had been previous discussions to construct an eight-foot high wall on the west side of the site since the condos in this area were much closer to the vacuums.

Blue Color

It was noted that the blue color is being proposed only on the building and vacuum structures; the lighting structures are not blue. It was also noted that the vacuum structures appear to be available in a silver color.

Chair Hansen pointed out that the residents would be able to see the blue bands around the top of the two towers and suggested that the natural grey color be extended to the top of the towers.

Petitioner's Response

In response to the concerns raised at the July 9th meeting, Mr. Kevin Kamp stated that they have:

- Provided section views for both a six-foot and eight-foot wall.
- Eliminated the blue sunshades and blue balls.
- Proposed new vacuum structures to be located along each parking stripe and to be painted the same blue accessory color proposed for the building.

In response to questions from the Commission, Mr. Kamp provided the following information:

- The blue bands around the top of the towers are one-foot in height; the blue face of the arched roof system is approximately 18 inches.
- The building has an acrylic roof so there is no color to it.

Chair Hansen then noted her preferences as follows:

- No blue on the vacuum structures in order to make them less intrusive and more compatible with the neighborhood.
- The benchmark blue be removed from the tops of the towers and be only on the curve of the building.

Mr. Kamp responded that their effort to remove the amount of blue on the site has been fairly extensive, but they feel there is a need to keep the proposed amount of blue for the purpose of brand recognition. He noted that the vacuum structures would be screened from the adjacent residences, except during the winter months when the foliage is off the trees.

Commissioner Wuennenberg indicated his preference that that the entire vacuum structures be of a natural color. He added that he thinks both the proposed building and proposed blue color for the building are attractive; he agrees with keeping the bands around the towers blue.

Chair Hansen summarized that the Commission's concerns have been the same throughout the process, and while they appreciate the Petitioner's response, the primary concern has been that the blue color has been too demonstrative and not compatible with the neighborhood.

Commissioner Wuennenberg made a motion to approve the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design with the proposed six-foot walls, and with a silver accent on the vacuum stations in place of the proposed blue accent. Commissioner Tilman seconded the motion.

Chair Hansen made a motion to amend the motion to eliminate the blue bands around the top of the two towers. The motion died due to a lack of a second.

Commissioner Tilman requested a roll call vote.

Upon roll call, the vote on the original motion was as follows:

Aye: Commissioner Wuennenberg, Commissioner Marino,
Commissioner Midgley, Commissioner Monachella,
Commissioner Rosenauer, Commissioner Tilman

Nay: Chair Hansen

The motion passed by a vote of 6 to 1.

Chair Hansen announced that the Site Development Plan moves forwards to the Planning & Public Works Committee.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

Debbie Midgley, Secretary