



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 11, 2014**

The meeting was called to order at 7:07 p.m.

I. ROLL CALL

PRESENT

ABSENT

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

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Dan Hurt, Council Liaison and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – Commissioner Nolan read the “Opening Comments” for the Public Hearing.

- A. P.Z. 13-2014 City of Chesterfield (Unified Development Code - Article 3): An ordinance repealing sections 03-03H, 03-04E, and 03-06 of the City of Chesterfield Unified Development Code and replacing them with new sections to address the lot area criteria for the “R-2” Residence District, development standard for the “PI” District and the Use Table for Residential Districts pertaining to the “LLR” Residence District.**

STAFF PRESENTATION:

Senior Planner John Boyer stated there are three minor items that need to be corrected associated with the Unified Development Code (UDC), which was adopted by the City in

June 2014. None of these items change conditions or requirements currently in place, or previously in place, with the Zoning Ordinance.

Item 1

The UDC currently prohibits outdoor storage or display of merchandise, materials, or equipment within the “PI” Planned Industrial District when in fact it is permitted. This prohibition was erroneously included in the “PI” District and should therefore be removed.

Item 2

All of the Residence Districts contain two tables, one identifying minimum structure setback requirements and one identifying minimum lot size requirements. In codifying the requirements for the “R-2” Residence District, the incorrect table was inadvertently inserted under the Lot Area section. The following table is the correct table that needs to be included in this section:

b.) Lot Area.

Use	Minimum Area	Lot
Cemetery or Mortuary	3 ac	
Churches and other places of worship	3 ac	
Day care center	30,000 sq. f.t	
Dwelling, single family	15,000 sq. ft.	
Group home	15,000 sq. ft.	
Group residential facility	3 ac	
Library	1 ac	
Educational facilities		
Nursery school	15,000 sq. ft.	
Kindergarten	1 ac	
Primary	5 ac	
Junior High	10 ac	
Senior High	20 ac	
Collegiate	10 ac	
Public utility facility	10,000 sq. ft.	
All other non-residential uses	5 ac	

Item 3

Article 3 contains a Use Table which denotes all permitted and conditional uses in a particular zoning district. If an asterisk is included, it means there may be additional criteria for that use found in the UDC. In the LLR District, *Group Residential Facility* is a conditional use. However, an asterisk was inadvertently included in the Table. This asterisk is unnecessary and should be removed.

Mr. Boyer then noted that all public hearing notification was done per State statute and City Code, and that this item is also on for vote.

SPEAKERS: None

ISSUES: None

Commissioner Nolan read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the July 28, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Midgley.

Commissioner Lueking then made a motion to amend the motion to correct page 5 of the Meeting Summary as follows, as there is no cemetery on August Hill: (correction shown in **bold**)

Commissioner Lueking stated that the ~~cemetery fence~~ **cemetery fence** on August Hill utilizes a ~~fence that~~ is "wrought iron-like".

Both the maker and seconder of the motion accepted the amendment to the motion. The vote to approve the Meeting Summary, as corrected, **passed by a voice vote of 9 to 0**.

VI. PUBLIC COMMENT

1. Mr. Rusty Saunders, 707 Spirit 40 Park Drive, Chesterfield, MO, representing the Petitioner, stated he was available for questions regarding Monarch Center, Lots A & B (Edison Express).
2. Mr. Doug Tiemann, Pickett, Ray & Silver, 22 Richmond Center Court, St. Peters, MO, representing the Petitioner, stated he was available for questions regarding P.Z. 12-2013 The Wedge (McGrath Plaza).
3. Mr. Steven J. Madras, 15923 Chowning Court, Chesterfield, MO, representing the Petitioner, stated he was available for questions regarding P.Z. 12-2013 The Wedge (McGrath Plaza).
4. Mr. Bill Goss, Smith Amundsen, 120 South Central, St. Louis, MO, representing the Petitioner, stated he was available for questions regarding P.Z. 12-2013 The Wedge (McGrath Plaza).

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Monarch Center:** A Site Development Concept Plan and Conceptual Landscape Plan for a 10.97 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan and Conceptual Landscape Plan for Monarch Center. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 1** with Commissioner Lueking voting "no".

- B. Monarch Center, Lots A & B (Edison Express):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 3.13 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

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 **Monarch Center, Lots A & B (Edison Express)**. The motion was seconded by **Commissioner Wuennenberg** and **passed by a voice vote of 8 to 1** with **Commissioner Lueking** voting "no".

VIII. OLD BUSINESS

- A. P.Z. 12-2013 The Wedge (McGrath Plaza):** A request for a change of zoning from an existing "C8" Planned Commercial District to a new "PC" Planned Commercial District for 5 tracts of land totaling 5.26 acres located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. (17W620235, 17W620246, 17W610104, 17W610094, 17W610083)

Project Planner Jessica Henry stated the Public Hearing for this petition was held on October 28, 2013 and was followed by an Issues Meeting on December 9, 2013. After the Issues Meeting and after meetings with Staff, the Petitioner submitted a revised Preliminary Plan to address outstanding issues related to the number and location of access points, and the number, type, and intensity of uses. The changes to the revised Plan are noted below:

1. The proposed access point off relocated Olive Street Road has been eliminated.
2. The easternmost building has been eliminated.
3. The number of requested uses has been reduced by nearly half.
4. The parking and building setback along Old Olive Street Road is proposed at 15 feet.
5. A 30-foot landscape buffer is provided along Chesterfield Airport Road and relocated Olive Road, both of which are classified as major arterials.
6. The access point on the cul-de-sac at the easternmost end of the site has been eliminated.

Staff has reviewed the request for a zoning map amendment and has found that the request, as currently presented, is compliant with City Code. An Attachment A has been drafted for the Commission's review and the Commission may vote on this item tonight.

DISCUSSION

City Attorney Rob Heggie asked Staff for the proposed language regarding the hours of operation. **Ms. Aimee Nassif**, Planning and Development Services Director stated that

the proposed language would be included in **Section I.A. Permitted Uses** of the Attachment A as noted below:

2. *Hours of operation for this Planned Commercial District shall not be restricted.*

Commissioner Lueking asked if the existing gas station/canopy is the building that is being proposed to be eliminated. Mr. Brad Goss replied that the existing gas station will be removed with the redevelopment of the site. However, the building that has been eliminated from the Preliminary Plan was a proposed new building.

Commissioner Lueking questioned if the underground gas storage tanks are being moved. Mr. Goss stated the storage tanks will be removed, but will not be re-used. Commissioner Lueking then asked for further information about land movement in the area where the existing gas station is located. Ms. Nassif stated that grading will occur and will be reviewed when the improvement plans are submitted. Removal of the propane tanks and grading work will be reviewed against all code requirements.

Commissioner Lueking requested confirmation that nothing is being built on top of where the tanks are currently located. Mr. Goss confirmed this.

Commissioner Wuennenberg made a motion to amend Section I.A. Permitted Uses of the Attachment A as noted below:

2. *Hours of operation for this Planned Commercial District shall not be restricted.*

The motion was seconded by Commissioner Proctor and **passed by a voice vote of 9 to 0.**

Commissioner Wuennenberg made a motion to approve P.Z. 12-2013 The Wedge (McGrath Plaza), as amended. The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

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

Nay: **None**

The motion passed by a vote of 9 to 0.

- B. P.Z. 13-2014 City of Chesterfield (Unified Development Code-Article 3):** An ordinance repealing sections 03-03H, 03-04E, and 03-06 of the City of Chesterfield Unified Development Code and replacing them with new sections to address the lot area criteria for the "R-2" Residence District, development standard for the "PI" District and the Use Table for Residential Districts pertaining to the "LLR" Residence District.

Commissioner Wuennenberg made a motion to approve P.Z. 13-2014 City of Chesterfield (Unified Development Code-Article 3). The motion was seconded by Commissioner Lueking.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

Ms. Nassif reported that UMSL conducts an eight-week course regarding a Chancellor's Certificate on the *Fundamentals of Planning & Zoning*, which is open to the public. The next session starts in October on Wednesday evenings from 6:00-9:00 p.m. If any of the Commissioners are interested in attending, they should contact Ms. Nassif as there are limited funds available to assist with the cost of the classes. Attendees have the option of attending all eight modules or only a couple, if so preferred. Chair Watson and Commissioner Hansen both took the classes last year and Chair Watson stated that the courses "are excellent" and he highly recommends that everyone attend. Ms. Nassif will send out more detailed information on the courses.

X. COMMITTEE REPORTS

The Ordinance Review Committee met on August 7th and a report will be forthcoming.

XI. ADJOURNMENT

The meeting adjourned at 7:31 p.m.

Steve Wuennenberg, Secretary