

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
OCTOBER 28, 2019**

The meeting was called to order at 7:03 p.m.

**I. ROLL CALL**

**PRESENT**

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

**ABSENT**

Councilmember Mary Ann Mastorakos, Council Liaison  
Mr. Michael Lindren, representing City Attorney Christopher Graville  
Mr. Justin Wyse, Director of Planning & Development Services  
Ms. Annisa Kumerow, Planner  
Ms. Mary Ann Madden, Recording Secretary

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

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

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

- A. PZ 11-2019 318 N Eatherton Rd. (NU to PI): A change in zoning from “NU” Non-Urban District and “PI” Planned Industrial District to create a new “PI” Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.**

**STAFF PRESENTATION:**

Planner Annisa Kumerow gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Kumerow then provided the following information about the subject site:

## **Request**

As a result of business expansion, the Petitioner is seeking to rezone a one-acre portion of 340 N. Eatherton Road from “NU” Non-Urban District to “PI” Planned Industrial District to match that of the 318 N. Eatherton property.

## **History**

In 2012, Ordinance 2705 approved the rezoning of 318 N. Eatherton from “NU” Non-Urban District to “PI” Planned Industrial. A Site Development Plan was subsequently approved by the Planning Commission in 2018.

## **Future Land Use Plan**

The subject property is designated in the Future Land Use Plan as *Low-intensity industrial*, and conforms with all applicable plan policies.

## **Permitted Uses**

The Petitioner is requesting that the following existing Permitted Uses be carried into the new ordinance:

1. Cultivation and sale of plant crops, commercial vegetable and flower gardening, as well as plant nurseries and greenhouses;
2. Yard for storage of contractors’ equipment, materials, and supplies

## **Preliminary Plan**

Features of the Preliminary Plan include a single access drive, 30-foot landscape buffer along N. Eatherton Road, material storage bins along the northern side of the subject site with proposed parking in between, and a 5,400-square foot garage and storage building.

## **Discussion**

Chair Hansen inquired as to any plans regarding the small woodland area shown on the Tree Stand Delineation. Mr. Justin Wyse, Director of Planning & Development Services, explained that as the project moves forward, any plans to develop the site would require compliance with the City’s tree preservation guidelines. At this time, there are no plans to remove the trees.

## **PETITIONER’S PRESENTATION:**

Mr. John Follmer, owner of the landscape business at the subject site, 318 N. Eatherton Road, Chesterfield, MO.

Mr. Follmer stated that in order to meet all the setback and buffer requirements of the property at 318 N. Eatherton, usage of the one-acre lot was reduced to approximate 2/3 of an acre. Consequently, he has made arrangement to purchase a one-acre lot at 340 N. Eatherton to allow more space for the existing landscaping business. Mr. Follmer also confirmed that all the trees at the back of the property will remain.

**SPEAKERS IN FAVOR: None**

**SPEAKERS IN OPPOSITION: None**

**SPEAKERS – NEUTRAL: None**

Commissioner Schenberg read the Closing Comments for the Public Hearing.

## V. APPROVAL OF MEETING SUMMARY

**Commissioner Wuennenberg made a motion to approve the Meeting Summary of the October 16, 2019 Planning Commission Meeting.** The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0.** (*Commissioners Harris and Tilman abstained.*)

## VI. PUBLIC COMMENT

Mr. Geoffrey Semon, on behalf of the Sterling Company, 4151 Gallatin Lane, Bridgeton, MO stated he was available for any questions regarding the Record Plats for Fienup Farms.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Fienup Farms (Record Plat 8):** Record Plat 8 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

**Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of Record Plat 8 for Fienup Farms.** The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

- B. **Fienup Farms (Record Plat 9):** Record Plat 9 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

**Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of Record Plat 9 for Fienup Farms.** The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

- C. **Fienup Farms (Record Plat 10):** Record Plat 10 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

**Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of Record Plat 10 for Fienup Farms.** The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

- D. **Fienup Farms (Record Plat 11):** Record Plat 11 of the 4 Record Plats that create Phase 2 of the 223 acre development known as Fienup Farms located north of Wild Horse Creek Road and east of Long Road.

**Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of Record Plat 11 for Fienup Farms.** The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 9 to 0.**

**VIII. UNFINISHED BUSINESS - None**

**IX. NEW BUSINESS**

**Commissioner Wuennenberg made a motion directing Staff to change from full-size drawings to half-size drawings for all Planning Commission Meeting packets. The motion was seconded by Commissioner Schenberg and passed by a voice vote of 9 to 0.**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:18 p.m.

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Gene Schenberg, Secretary