



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 22, 2018**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Mary Monachella
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Mayor Bob Nation
Councilmember Michelle Ohley, Council Liaison
Mr. Christopher Graville, City Attorney
Ms. Jessica Henry, Assistant City Planner
Ms. Cassandra Harashe, Planner
Mr. Mike Knight, Planner
Mr. Andrew Stanislav, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner James Rosenauer
Commissioner Gene Schenberg

Chair Hansen acknowledged the attendance of Mayor Bob Nation and Councilmember Michelle Ohley serving as Council Liaison. The following Councilmembers joined the meeting shortly thereafter: Mary Ann Mastorakos, Ward II; Dan Hurt, Ward III; and Michael Moore, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

- A. P.Z. 10-2018 THF Chesterfield Development LLC (The Commons): A request to amend Ordinance 2081 to modify the legal description and development conditions pertaining to the Hours of Operation for retail uses within an existing “C-8” Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive. (17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).**

STAFF PRESENTATION:

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

Request

While a portion of the request is to correct the legal description in the governing ordinance, the majority of the request is related to the hours of operation for the western-most tenant space in Chesterfield Commons, currently occupied by Lowe's.

Ordinance 2081 currently establishes the hours of operation as 7 a.m. to 11 p.m. for the entire development. The Petitioner is requesting the following hours of operation:

Hours of Operation for retail sales will be limited to 7 a.m. to 11 p.m., except the Hours of Operation for retail sales with respect to the western-most anchor store of Chesterfield Commons will be as follows:

Normal Hours

6 a.m. to 11 p.m., Sunday – Thursday
6 a.m. to 12 midnight, Friday and Saturday

Seasonal Hours (from the day after Thanksgiving through December 23)

6 a.m. to 12 midnight, Sunday – Thursday
6 a.m. to 1 a.m., Friday and Saturday

Four Promotions per Calendar Year

(By permit only; same as “Seasonal Hours” – limit to three (3) days per promotion)

The proposed hours are for the western-most tenant space only. The proposed language would not change the existing hours of operation for any other retail use throughout the development. The petitioner is requesting the change in order to have the same operating hours as one of their major competitors located in Chesterfield Commons West.

Hours of Operation for Surrounding Developments

Chesterfield Commons West, Chesterfield Commons North, Bluestone Commons, and Clock Tower Plaza all have hours consistent with the request.

Ms. Harashe advised that a draft Attachment A has been prepared and the Planning Commission may take action on this item later in the meeting if they so choose.

Discussion

Commissioner Wuennenberg noted that the hours of operation were originally limited to 7 a.m. to 11 p.m. because of the development's close proximity to the homes along the bluff backing up to Edison Road. Because Lowe's is located at the western-most end of the development, it is away from the residences thereby making their request viable.

PETITIONER’S PRESENTATION:

Ms. Pam Heaps, Lowe’s Home Improvement, 290 THF Boulevard, Chesterfield, MO.

Ms. Heaps stated that the request is being made for two reasons: (1) to be afforded the same operating hours as their nearby competitor within Chesterfield Commons West; and (2) to be open as early as other area home improvement stores so contractors have the option of shopping in Chesterfield rather than their hometown stores. This would benefit Chesterfield in the form of tax revenues generated from sales of approximately \$1.2 million/year.

Discussion

During discussion with the Commission, the Petitioner confirmed that they are agreeable to having the same hours of operations as the four surrounding developments. Ms. Heaps also pointed out that all Lowe’s stores across the country have “back-end” hours starting at 7:00 a.m. regardless of what time the store actually opens, and all stores close at 10 p.m. so there should be no concerns regarding early or late-hour noise affecting the residences along the bluff.

SPEAKERS IN FAVOR:

Mr. Mike Hejna, 17814 Grey Abbey Court, Chesterfield, MO.

Mr. Hejna stated that he is currently the President of the commercial real estate board and Treasurer of the Chesterfield Chamber of Commerce. He stated that the Chesterfield Chamber of Commerce supports Lowe’s request to amend their hours of operation to match the surrounding parcels because Lowe’s is facing a restraint of trade with its current hours.

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Midgley read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING SUMMARY

Commissioner Midgley made a motion to approve the Meeting Summary of the **October 8, 2018 Planning Commission Meeting**. The motion was seconded by Commissioner Tilman and **passed by a voice vote of 7 to 0**.

VI. PUBLIC COMMENT

16915 Wild Horse Creek Road (Fienup Farms) Sign Request

Ms. Jeanie Aumiller, on behalf of McBride & Son Homes and the developer of Fienup Farms, 16091 Swingley Ridge, Chesterfield, MO.

Ms. Aumiller invited everyone to Fienup Farms' opening for information on Saturday, November 3rd, and noted that the development will be opening for sales starting Saturday, December 1st.

She then stated that signage is part of the planning and marketing process for this 223 acre site noting that they are entitled to two v-shaped, 32-square foot signs along Wild Horse Creek Road. In an effort to reduce clutter on Wild Horse Creek Road, they are proposing one temporary v-shaped, 64-square foot sign at the main entrance of the site. The subdivision is comprised of five different villages using five different builders. The proposed signage will include the name of the subdivision, logos of all five builders, and overall pricing information.

Because of the site's topography, they feel the sign needs to be large enough for motorists to be able to read it without slowing down traffic. She stated that having all five logos on the sign, at a size large enough to be easily seen, will help customers know they are at the right development and will show them where to turn to enter the site. She again emphasized that the proposed sign will reduce clutter along the roadway compared to two smaller signs, and is appropriate given the size of the development and the number of builders involved.

Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar)

Mr. Doug Bruns, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO.

Mr. Bruns stated he was available for any questions regarding the AMVATS Hangar.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. 16915 Wild Horse Creek Road (Fienup Farms) Sign Request:** A request for a temporary sign to exceed thirty two (32) square feet outline area for a 223 acre tract of land located north of Wild Horse Creek Road and east of Long Road

Commissioner Wuennenberg reported that no recommendation was made at the earlier Site Plan Committee meeting regarding the sign request, but it was noted that a motion had been made and died due to the lack of a second.

In order to facilitate discussion, Commissioner Wuennenberg made a motion to **approve the Sign Request for 16915 Wild Horse Creek Road (Fienup Farms)**. The motion was seconded by Commissioner Tilman.

Discussion

Commissioner Marino inquired as to how far back the sign would be from Wild Horse Creek Road. It was estimated that it would be approximately 40 feet from the pavement. It was also estimated that this intersection is about $\frac{3}{4}$ of a mile from the Long Road intersection.

Because of this being a residential area, Chair Hansen expressed concerns about the size of the proposed sign and felt that the v-shaped design could look like a billboard.

Ms. Aumiller explained that since the homes are being clustered towards the center of the site, construction will be harder to see compared to a typical subdivision, which is one of the reasons they feel a larger sign is necessary. When potential customers are looking for the development, they need to know they are in the right place so having the large builder logos will confirm that. She again pointed out that one large sign will be less clutter along Wild Horse Creek Road vs. two smaller signs.

Ms. Aumiller stated that she was in agreement with the suggestion made in the earlier Site Plan Committee meeting to reduce the sign's size to 32 square feet after a certain percentage of build-out. She noted that only one or two logos would probably be needed at that point.

Commissioner Harris agreed that the proposed sign resembles a billboard and felt that customers could easily find the site utilizing a GPS system thus negating the need for such a large sign.

Commissioner Marino noted his preference of having one sign vs. two and stated that since the Commission approved this development, it "should do its part, within the confines of the Comprehensive Plan, to insure the developers have a fair shake at marketing their product".

Commissioner Tilman inquired as to the length of time a temporary sign can be posted. He also suggested that some standards be included in the signage regulations relative to signs being reduced at a certain build-out point. Ms. Jessica Henry, Assistant City Planner, stated that according to the City's Unified Development Code, temporary signs related to construction must be removed within 14 days after completion of construction. If the Planning Commission so desired, a condition could be added to the approval of this sign as to the length of time it could be in place.

Commissioner Midgley noted her preference for two smaller signs vs. one large sign. She also pointed out that developers want to keep their signs up until all lots are sold as a way of letting potential customers know that lots are still available.

Commissioner Harris expressed concern about setting a precedent with allowing the requested sign.

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

Aye: Commissioner Tilman, Commissioner Marino

**Nay: Commissioner Monachella, Commissioner Wuennenberg,
Commissioner Harris, Commissioner Midgley, Chair Hansen**

The motion failed by a vote of 2 to 5.

- B. Spirit of St. Louis Airpark, Lot 19 (AVMATS Hangar):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.93 acre leasehold area within a 9.45 acre tract of land zoned "M-3" Planned Industrial District located north of Edison Avenue just east of its intersection with N Bell Avenue and approximately 700 feet west of its intersection with Spirit of St. Louis Boulevard.

Commissioner Wuennenberg reported that the presentation and discussion of the AMVATS hangar had not been completed in the earlier Site Plan Committee meeting and asked that it be continued at this time. He noted that the entire proposed building is a metal corrugated structure and that the Architectural Review Board (ARB) recommended changing the exterior color of the office/warehouse portion to differentiate it from the hangar.

Commissioner Marino asked for confirmation that all of the ARB's recommendations had been addressed. Planner Andrew Stanislav confirmed that they had, which included the color differentiation, additional landscaping, and a color change to the doors.

Chair Hansen stated that most of the newer hangars in the area delineate their office space "with a more refined construction". Commissioner Wuennenberg felt that the office portion of the structure "looks more industrial" than what would normally apply to the City of Chesterfield.

Mr. Bruns stated that the office portion of the building is not "corporate office" but rather maintenance and warehouse, including approximately 4,500 sq. ft. of office and 5,000 sq. ft. of warehouse in addition to the 35,000 sq. ft. hangar. He explained that the structure was designed to fit in with the surrounding hangars in the area.

Commissioner Marino pointed out that the building is not on a major thoroughfare and backs up to an airport. Chair Hansen expressed her concern that the design isn't consistent with the surrounding area, and asked for information as to the design of hangars constructed in the recent past.

Ms. Henry stated that the Wings of Hope hangar has a museum and front office build-out; and the Monsanto hangar is composed of all-metal but is situated behind its separate masonry and glass office building. She also referenced the Firestream Worldwide hangar of which a photo was provided in Staff's presentation. Ms. Henry added that when there is an office component to a hangar, it is generally articulated a little differently than the hangar.

Mayor Nation noted the importance of recognizing the industrial zoning for this entire area stating that it is different than a commercial area where there may be different considerations.

Commissioner Marino pointed out that the project was approved by ARB and that the applicant had addressed all three of ARB's concerns. Commissioner Harris noted that the area is not a place visited by the general public, and also acknowledged ARB's approval.

Commissioner Marino 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 of St. Louis Airpark, Lot 19 (AVMATS Hangar)**. The motion was seconded by **Commissioner Tilman** and **passed** by a voice vote of 5 to 2. (*Commissioners Hansen and Wuennenberg voted "no".*)

VIII. UNFINISHED BUSINESS

- A. **P.Z. 10-2018 THF Chesterfield Development LLC (The Commons)**: A request to amend Ordinance 2081 to modify the legal description and development conditions pertaining to the Hours of Operation for retail uses within an existing "C-8" Planned Commercial District located between US Highway 40/Interstate 64 and Edison Avenue and East of RHL Drive. (17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187).

Commissioner Wuennenberg made a motion to approve **P.Z. 10-2018 THF Chesterfield Development LLC (The Commons)**. The motion was seconded by **Commissioner Harris**.

Upon roll call, the vote was as follows:

Aye: Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Monachella, Chair Hansen

Nay: None

The motion **passed** by a vote of 7 to 0.

IX. **NEW BUSINESS - None**

X. **COMMITTEE REPORTS - None**

XI. **ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

Debbie Midgley, Secretary