



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 26, 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 James Rosenauer
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner Gene Schenberg

Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning & Development Services
Ms. Jessica Henry, Assistant City Planner
Mr. Mike Knight, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; and Councilmember Michelle Ohley, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Tilman made a motion to approve the Meeting Summary of the November 14, 2018 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 4 to 0.** (*Commissioners Harris, Midgley, Monachella, and Wuennenberg abstained.*)

VI. PUBLIC COMMENT

Kemp Auto Museum (Johnny Y Properties) Site Development Plan

1. Ms. Brandy Zackery, Arnold Consulting Engineering, 1136 South Park Drive, Ste. 201, Bowling Green, KY

Ms. Zackery referenced the conversation in the earlier Site Plan Committee Meeting regarding an extension of the sidewalk at the eastern edge of the building, and stated that they will include the sidewalk extension on the Site Development Plan.

2. Ms. Tina Bailey, Klitzing Welsh Associates, 3109 S. Grand Blvd., St. Louis, MO was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Kemp Auto Museum (Johnny Y Properties) Site Development Plan**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.7-acre tract of land zoned "PC" Planned Commercial District.

Chair Hansen stated that the Site Plan Committee had not concluded its discussion on the Johnny Y Properties at its earlier meeting and asked Planner Mike Knight to summarize the Committee's conversation.

Mr. Knight stated that the Committee had discussions regarding both sides of the proposed building; the pedestrian infrastructure that wraps around the building; and signage. Mr. Knight then provided the following details about the signage:

- Each tenant space is allowed up to 5% of the total tenant space area on each side of the property lines (*front and rear facades*).
- An endcap tenant could choose to have signage on the side rather than on the rear of the building.
- There could be up to 8 signs on the rear façade unless an endcap tenant chose to place signage on the side of the building.
- The Architectural Review Board recommended that signage not be installed on the porcelain panels of the building due to the nature of the material.

Chair Hansen noted that the proposed building is along two highly-visible roadways – Highway 64 (*rear façade*) and Chesterfield Airport Road (*front façade*). During the Site Plan Committee meeting, there was discussion about: (1) adding porcelain to the back of the building in an attempt to make it more closely match the front facade; (2) the fact that only one-third of the plantings at the back of the building are evergreens; and (3) storage not being allowed along the rear side of the building, which the applicant has acknowledged.

Commissioner Midgley pointed out that the rear façade has limited areas for signage due to the proposed landscaping, and if porcelain panels are required on the rear façade, it will further limit where signage can be installed as ARB has noted that signage should not be installed on the porcelain features.

Ms. Tina Bailey of Klitzing Welsh Associates then addressed the Commission noting the following:

- They agree that by adding porcelain to the rear façade will restrict areas where signage can be installed, which will impact the middle tenants as they do not have the option of placing signage on the side of the building.
- They would have to review the design aspects of adding porcelain to the rear façade and decide how best to incorporate it in a way that would serve both the tenants and the aesthetics of the building.

Commissioner Wuennenberg also pointed out that the rear façade is not a flat design and the addition of porcelain panels could put it out of alignment with the front façade. Both Commissioners Rosenauer and Harris agreed that the rear façade and proposed landscaping are acceptable, as presented, with Commissioner Harris adding that ARB has approved the elevations.

Commissioner Marino made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design, as presented, for Kemp Auto Museum (Johnny Y Properties). The motion was seconded by Commissioner Rosenauer.

Commissioner Tilman made a motion to amend the motion that the sidewalk at the eastern edge of the building be wrapped around to the eastern edge of the parking spaces and connect with a pedestrian connection to the parking lot to the south. The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

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

Nay: None

The motion **passed** by a vote of 8 to 0.

Commissioner Monachella made a motion to amend the motion that the applicant shall add porcelain tiles to the rear façade of the building. The motion was seconded by Chair Hansen.

Upon roll call, the vote was as follows:

Aye: Commissioner Monachella, Chair Hansen

Nay: Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Rosenauer, Commissioner Tilman, Commissioner Wuennenberg

The motion **failed** by a vote of 2 to 6.

Upon roll call, the vote on the motion to approve, as amended with an extension of the sidewalk, was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 07-2018 City of Chesterfield (Unified Development Code - Article 3)**: An ordinance amending Article 3 of the Unified Development Code to revise the “AG” Agricultural District regulations and the Use Table for Nonresidential Districts.

Ms. Jessica Henry, Assistant City Planner, stated that a Public Hearing on this request was held on October 8, 2018 at which time two individuals who own property north of the levee addressed the Commission. Since then, Staff has consulted with the property owners to ensure they had a full understanding of the proposed revisions and how they would be impacted as land owners. The property owners were given information on how to rezone to the AG District, if they would choose to do so. Ms. Henry stated that no changes have been made to the revisions previously submitted to the Commission and asked that a vote be taken.

Discussion

Uses

Responding to Commissioner Tilman, Ms. Henry provided clarification on the following uses:

- Administrative offices for educational or religious institutions
- Historic sites, including buildings

She stated that these uses would likely not be considered for the area north of the Monarch Chesterfield Levee due to FEMA regulations for development within the floodplain/floodway. It was noted that the proposed revisions are changes to the AG District regulations and that the above uses could be relevant to AG-zoned properties outside of the levee area.

Councilmember Hurt suggested that *botanical garden* be allowed as a conditional use in the AG District.

In response to Councilmember Hurt, Ms. Henry explained the difference between the use “zoological garden” and the use “wildlife habitats, forests, conservation projects, and fish hatcheries”.

With respect to *shooting ranges* not being permitted in the AG District, Ms. Henry explained that FEMA regulations restrict building in this area precluding an indoor shooting range. Mr. Wyse added that past conversations regarding outdoor shooting ranges in this area have raised concerns because of the proximity of the levee trail.

Zoning

Commissioner Tilman noted that the Zoning Map for this area includes a PC zoning that runs north and south but the Future Land Use Map does not show any PC zoning. He questioned whether there was anything contemplated for the area zoned PC. Mr. Wyse replied that there is nothing planned commercially for that area.

Public Hearing Procedures

Commissioner Marino asked what procedures were followed in notifying the impacted property owners regarding the proposed revisions. Ms. Henry stated that Public Hearing notices were posted on the City's website, in the *Countian* newspaper, and in the lobby of City Hall.

Commissioner Tilman made a motion to approve **P.Z. 07-2018 City of Chesterfield (Unified Development Code - Article 3)**, as presented. The motion was seconded by Commissioner Marino.

Commissioner Tilman made a motion to amend the motion to include ***Botanical Garden*** as a conditional use in the AG District. The motion was seconded by Commissioner Monachella.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

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

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

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:43 p.m.

Debbie Midgley, Secretary

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