



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MAY 24, 2021**

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

I. ROLL CALL

PRESENT

Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

ABSENT

Commissioner John Marino

Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Mike Knight, Assistant City Planner
Mr. Chris Dietz, Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Aaron Wahl; Ward II; Councilmember Dan Hurt, Ward III; and Planning Commission nominee Caryn Carlie.

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 May 10, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. Wildhorse Village, (Lot 1) SDSP

1. Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO – representing the Petitioner was available for questions.
2. Mr. Andrew Kilmer, Landscape Architect, Lamar Johnson Collaborative, 2199 Innerbelt Business Center Drive, St. Louis, MO – representing the Petitioner was available for questions.
3. Ms. Caryn Carlie, 14248 Forest Crest Drive, Chesterfield, MO.

Ms. Carlie inquired about regulations pertaining to public parking within the subject development. Mr. Mike Knight, Assistant City Planner, stated that each unit within Lot 1 will have its own garage. In addition, there are 47 public parking spaces scattered throughout the development. The public parking is grouped in clusters of no more than 8 spaces so there is not a sea of parking. There is also on-street parking along Wildhorse Lake Boulevard, which is directly south of Lot 1. City standards will apply to all parking; such as a vehicle being parked in a public space over a specific number of days would be in violation of city code. It was noted that the City has worked closely with the developer in determining the appropriate amount of parking for the 17 lots within the entire development.

4. Councilmember Dan Hurt, Ward III

Councilmember Hurt expressed concern about the possibility of RVs parking overnight along Wildhorse Lake Boulevard. Mr. Knight explained that the City has general code requirements pertaining to such situations. He also pointed out that on-street parking was planned around the lake and throughout the entire development in order to avoid the construction of large parking lots.

Discussion

Commissioner Midgley noted that the HOA's by-laws can establish specific restrictions pertaining to parking within Lot 1. Mr. Knight replied that there will be two sets of indentures – one for the common ground and entire development of Wildhorse Village; and one pertaining to the single-family lots within Lot 1. Commissioner Tilman asked that Staff work with the developer to make sure parking is addressed within the indentures.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Wildhorse Village, (Lot 1) SDSP: A Site Development Section Plan, Landscape Plan, and Lighting Plan for the 8.6 acre tract of land located east of the future Burkhardt Place extension, south of Wild Horse Creek Road, and west of Chesterfield Parkway West.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, and Lighting Plan for **Wildhorse Village, (Lot 1) SDSP** with the condition that the public art requirement remain; the art may be placed on Lot 1 or within the overall Wildhorse Village common ground. The motion was seconded by Commissioner Midgley.

Discussion

Parking

Mr. Stock stated that each of the 72 townhomes has a two-car garage, along with a driveway wide enough to accommodate two cars. In addition, within Lot 1 there are 47 parking spaces equally-spaced among the townhomes for visitors. While the development is private, the parking is public. Along Lakefront Boulevard there are parallel public parking spaces, which are part of the common ground and lake.

Indentures

Mr. Stock explained that there are two sets of indentures which will be submitted to the City in the near future. There is the overall record plat to create 17 lots and dedicate the common ground. Along with this record plat, there will be Trust Indentures, Covenants, and Restrictions that will address parking. Another set of indentures will come in with the Record Plat for Lot 1 that will generally be in accordance with the overall Wildhorse Village development. It is the intent that the indentures for each lot are similar in nature with respect to common ground, maintenance, and landscaping in order to have a cohesive development.

Public Art

Mr. Stock indicated that he understood the concerns raised during the earlier Site Plan Committee meeting regarding the placement of public art. He stated that they will discuss with the Planning Commission the quality of art being considered and the idea of using a holistic approach as to the art's placement within the development.

Landscaping

Chair Hansen noted her appreciation for the pollinator trees that are included in this development.

Charging Stations

Ms. Carlie questioned whether charging stations for electrical vehicles would be provided for Lot 1 of Wildhorse Village. Mr. Stock replied that homeowners on Lot 1 have the option of including a charging station within their garage, but there are not any chargers randomly placed within Lot 1.

Upon roll call to approve with the above-noted condition, the vote was as follows:

**Aye: Commissioner Harris, Commissioner Midgley,
Commissioner Roach, Commissioner Staniforth,
Commissioner Tilman, Commissioner Wuennenberg,
Chair Hansen**

Nay: None

The motion passed by a vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 02-2021 Conway Point Office (SMS Group)**: An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557).

Planner Chris Dietz stated that the Ordinance Amendment originally requested the addition of three permitted uses. However, during the April 26, 2021 Public Hearing, the Applicant was asked to consider removing the *Community Center* use from the list of Permitted Uses. Since then, the Applicant has provided a revised narrative without this use included in the request.

The two additional uses being requested are:

1. *Administrative Office for Educational or Religious Institutions*; and
2. *Church and Other Places of Worship*.

No other changes are being requested to the development criteria or preliminary plan. Staff has no outstanding comments, and the petition is now ready for a vote.

Commissioner Wuennenberg made a motion to approve P.Z. 02-2021 Conway Point Office (SMS Group). The motion was seconded by Commissioner Harris.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Roach, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Harris, Chair Hansen

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

- A. **Report from Nominating Committee**

It was noted that Election of Officers will be held at an upcoming meeting in June.

XI. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Steve Wuennenberg, Vice-Chair