

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
MEETING SUMMARY  
NOVEMBER 22, 2021**

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

**I. ROLL CALL**

**PRESENT**

**ABSENT**

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

Councilmember Mary Monachella, Council Liaison  
Mr. Nathan Bruns, representing City Attorney Christopher Graville  
Mr. Chris Dietz, Planner  
Ms. Mary Ann Madden, Recording Secretary

Chair Hansen acknowledged the attendance of Councilmember Mary Monachella, Council Liaison; and Councilmember Aaron Wahl, Ward II.

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

**IV. PUBLIC HEARINGS - None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Staniforth made a motion to approve the Meeting Summary of the November 8, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Tilman and **passed** by a voice vote of 8 to 0. (*Commissioner Midgley abstained.*)

**VI. PUBLIC COMMENT - None**

**VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None**

**VIII. UNFINISHED BUSINESS**

- A. **P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC)**: A request for a change in zoning from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 1.006-acre tract of land located at Clarkson Road and Wilson Avenue. (20T520103, 20T520394).

Planner Chris Dietz gave a PowerPoint presentation providing the following information about the petition.

**Request**

The Applicant is requesting a change in zoning to the Planned Commercial District, nine permitted uses, and modifications to the setback requirements to accommodate a 7,300 sq. ft. office building.

**Site History**

The site was zoned “NU” Non-Urban by St. Louis County prior to the City’s incorporation. In 1993, a Conditional Use Permit was issued for the adjacent mortuary site which required cross-access to the subject site. Old Wilson Road right-of-way was vacated in 2014 by the City, and the City approved a Boundary Adjustment Plat earlier this year consolidating two lots into one – one parcel being half of the vacated portion of Old Wilson Road right-of-way.

**Permitted Uses**

<b>Current Permitted Uses (“NU”)</b>	<b>Proposed Permitted Uses (“PC”)</b>
1. Dwelling, single-family	1. Office—General 2. Office—Dental 3. Office—Medical 4. Retail—Neighborhood (4,000 sq. ft. or less 5. Retail—Community (4,000 – 25,000 sq. ft.) 6. Animal Grooming 7. Barber or Beauty Shop 8. Veterinary Clinic 9. Financial Institution—No Drive Through

## Setbacks

Current Structure Setbacks (“NU”)	Proposed Structure and Parking Setbacks (“PC”)	Adjacent Mortuary Site Structure and Parking Setbacks (C.U.P.)
Front (ROW): 50’ Side: 20’ Rear: 20’	Front (ROW): 30’ Side: 10’ Rear: 20’	Front (ROW): 30’ Side: 15’ Rear: 15’ (30’ Landscape Buffer—West)

A Public Hearing was held for this project on October 11, 2021 at which time two issues were raised by the Commission.

### **Issue #1—Old Wilson Road**

The Petitioner was asked to provide additional information about the proposed use of the portion of the property in which the previous Old Wilson Road right-of-way was located, and whether they would consider pedestrian provisions along this area.

#### **Applicant’s Response:**

The applicant intends to accommodate pedestrian traffic, including the provision of a rest area, along Clarkson Road rather than Old Wilson Road noting that a sidewalk along Clarkson would have more pedestrian visibility and connectivity.

### **Issue #2—Adjacent Zoning (Clarkson Valley)**

Planning Commission requested additional information about the zoning designation for the adjacent property to the west, located in the Clarkson Valley municipality.

#### **Staff Response:**

Staff’s research confirms that the adjacent property, located at 2153 Wilson Avenue, is zoned “A”—Semi-Rural District, which allows single-family residential and other non-residential uses similar to those found in Chesterfield’s residential districts.

### **Preliminary Development Plan**

The Preliminary Development Plan shows a 7,300 sq. ft. office building with the existing curb cut from the mortuary site providing access to the subject site. A public art area is proposed, as well as a pedestrian rest area along Clarkson Road where a future sidewalk will be required.

Mr. Dietz noted that the Applicant was unable to attend tonight’s meeting due to illness.

**Commissioner Wuennenberg made a motion to approve P.Z. 09-2021: 2272 Clarkson Road (SMS Group, LLC).** The motion was seconded by Commissioner Tilman.

## Discussion

### **Old Wilson Road**

Staff confirmed that the Applicant owns approximately 25% of Old Wilson Road and intends to remove that portion of existing asphalt and revert it back to green space. The remainder of Old Wilson Road is owned by the mortuary site and Clarkson Valley Property Company, LLP.

Chair Hansen pointed out that quite a few pedestrians use Old Wilson Road to reach Marquette High School rather than utilizing the sidewalk along Clarkson Road, and she

anticipates that such activity will continue. She pointed out that the site is located within the *Neighborhood Center Character Area*, which calls for accommodating pedestrian and bike use, and expressed a desire that pedestrian and bike traffic be accommodated in that area.

Commissioner Tilman suggested that the City be instrumental in getting the remaining 75% of the Old Wilson Road pavement removed and reverted back to green space. Commissioner Wuennenberg noted his agreement with this suggestion. Councilmember Monachella stated that since this is private property, the City cannot remove the pavement.

Commissioner Staniforth pointed out that the City recently completed a sidewalk in the subject area, which aims pedestrians up towards Clarkson Road. She felt that this could help encourage pedestrians to use the Clarkson sidewalk rather than Old Wilson Road.

Councilmember Monachella agreed that the City should not do anything to encourage pedestrian use of Old Wilson Road, and suggested that the current owners be contacted to see if they collectively could work together to correct the situation. Chair Hansen suggested that perhaps the Applicant could take the lead in this matter.

#### **Rest Area**

Commissioner Staniforth asked if the proposed rest area on Clarkson Road coordinates with any existing bus stops. Mr. Dietz replied that the rest area is intended for pedestrian use rather than multi-modal transportation.

#### **Retail Use**

Chair Hansen noted that the operating hours for retail use are from 6:00 AM to 11:00 PM, and questioned whether the hours should be more restrictive for this particular site. Commissioner Staniforth pointed out that there is an existing retail center across the street from the subject site with the same hours of operation. Commissioner Wuennenberg added that the City has normalized the hours of operation for retail use and felt they should be maintained.

#### **Public Art**

Chair Hansen asked if the Applicant has provided any information on the type of art that is being considered for the site. Mr. Dietz replied that the City has not received any such information at this time.

#### **Comprehensive Plan**

Chair Hansen asked for confirmation that the proposed petition complies with the Comprehensive Plan. Mr. Dietz stated that Staff's review compares the request to other developments and uses surrounding the site, and also compares it to the development policies for this Character Area. Such review has determined that the petition complies with the Comprehensive Plan.

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

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

**Nay:** None

The motion passed by a vote of 9 to 0.

**IX. NEW BUSINESS**

**A. Architectural Review Board – Planning Commission Liaison Schedule**

The completed Planning Commission Liaison Schedule for the 2022 Architectural Review Board meetings will be sent out to the Commission.

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:25 p.m.

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Jane Staniforth, Secretary