



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 27, 2023**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Mayor Bob Nation
Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Khalid Chohan

Chair Tilman acknowledged the attendance of Mayor Bob Nation; Councilmember Merrell Hansen as Council Liaison; Councilmember Mary Monachella, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Aaron Wahl, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Dan Hurt; Ward III; and former Mayor Bruce Geiger.

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 February 13, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Chohan and passed by a voice vote of 7 to 0. (Commissioner Harris abstained from the vote.)

VI. PUBLIC COMMENT

1. Brian Jokerst, Elite Development, 5091 New Baumgartner Road, St. Louis, MO representing the Petitioner for **Schaeffer's Grove, Sign Package** – available for questions
2. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioner for **P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC)** – available for questions

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **Legends at Schoettler Pointe (SDP)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for a 9 acre tract of land zoned "PUD" Planned Unit Development located on the south side of Outer 40 Road and east side of Schoettler Road (19S640152 & 19S640657).

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for **Legends at Schoettler Pointe**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

- B. **Schaeffer's Grove, Sign Package**: A Sign Package for a 26-acre tract of land zoned "E-1/2 Acre" Estate District with a Wild Horse Creek Road Overlay located north of Wild Horse Creek Road.

Commissioner Staniforth stated that the Site Plan Committee had not finished discussion or taken any action on the Sign Package.

Commissioner Marino made a motion to approve the Sign Package for **Schaeffer's Grove**. The motion was seconded by Commissioner Choate.

Discussion

Commissioner Wuennenberg referred to the proposed 8'8" height of the two monument signs, and suggested that they match the height of the signs at the Arbors at Wilmas Farm.

Commissioner Roach stated that he had looked at monument signs of four other subdivisions within the area, and the tallest sign was 6'5".

Mr. Jokerst, representing the Petitioner, noted his agreement to match the height of the proposed signs for Schaeffer's Grove with the height of the sign at Arbors at Wilmas Farm.

Councilmember Hansen pointed out that each of the two subdivisions has a distinct character to avoid appearing "formulaic", and asked why the Applicant is choosing to have all the monument signs appear similar. Mr. Jokerst replied that both Arbors at

Wilmas Farm and Schaeffer's Grove are being developed by the same builders and they want to keep a consistency between the developments. He added that the signage for Schaeffer's Grove will utilize a "different stone color and have a different characteristic" than the sign at Wilmas Farm. Commissioner Marino stated his agreement with Councilmember Hansen's comments, and noted his preference for having a varied look to the monument signs but felt that this was not within the Commission's purview.

Commissioner Wuennenberg made a motion to amend the original motion to have the height of the proposed monument signs match the height of the monument sign at Arbors at Wilmas Farm. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 8 to 0.

The motion to approve the Sign Package for Schaeffer's Grove, as amended, passed by a voice vote of 8 to 0

VIII. UNFINISHED BUSINESS

- A. **P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC)**: A request for a zoning map amendment from the "M3" Planned Industrial District to "PC" Planned Commercial District for 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022).

Planner Shilpi Bharti provided the following information about the subject petition.

Request

The request is to rezone the four subject parcels to "PC" Planned Commercial District to allow 28 permitted uses. The site will provide additional facilities to the Gateway Studios development currently under construction southeast of the subject site.

Permitted Uses

In response to concerns raised during the January 23rd Public Hearing, the Applicant has removed the *Oil Change Facility* and the *Vehicle Repair and Service Facility* uses from its request. Below is a listing of the uses for the site with the four new requested uses shown in **bold**:

1. Auditorium
2. Art Gallery, Art Studio
3. Automobile Dealership
4. Banquet Facility
5. Bakery
6. Bar
7. Brewpub
8. Coffee shop
9. **Commercial service facility**
10. Film drop-off and pick up stations
11. Film processing plant
12. Financial Institution, No Drive-Thru
13. **Gymnasium**
14. **Motorcycle, ATV, and similar motor vehicles dealership**
15. Office-Dental
16. Office-General
17. Office-Medical
18. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
19. Professional and technical service facility
20. Recreational Facility
21. **Recreational Vehicle Dealership**
22. Restaurant-Sit Down\
23. Restaurant – Fast Food, No Drive Thru
24. Restaurant – Take Out
25. Retail Sales Establishment – Community
26. Retail Sales Establishment – Neighborhood
27. Theater, indoor
28. Theater, outdoor

Gravel Parking Lot

During the Public Hearing, questions were raised about the size and material of the proposed gravel parking area to be located north of the levee trail, and its consistency with the *Conservation* land use designation.

The Applicant has since responded noting that the Planning Commission discussed the Comprehensive Plan designation in 2022. At that time, it was the general consensus that development as *Regional Commercial* designation would be appropriate.

Regarding the parking area, the Applicant has stated that the use of gravel is the only material that is manageable and sustainable within the 100-year floodplain. The gravel lot is being placed at elevation 451-453.50, and the trail on top of the levee is at elevation 477.00.

Preliminary Development Plan / Attachment A

The site consists of four parcels of which 5.2 acres are located south of the levee trail and 73 acres located north of the levee trail. The Preliminary Development Plan has been revised showing that the gravel parking area has been reduced to accommodate the location of the cook's garden at the west end of the lot.

Ms. Bharti pointed out that the draft Attachment A includes the following conditions:

- Any improvements north of the Levee Trail shall substantially conform with the preliminary development plan.
- Gravel parking is allowed on the properties north of the existing levee trail.

It was also noted that the Applicant is not allowed to have anything apart from what is shown on the Preliminary Development Plan. If, in the future, there was a desire for buildings on the north side of the property, the applicant would need to get Planning Commission's approval for any such amendments. At this time, only a lake and gravel parking lot are permitted in this area.

Commissioner Wuennenberg made a motion to approve P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC). The motion was seconded by Commissioner Marino.

Discussion

Gravel Parking Lot

Question was raised as to why the proposed gravel parking lot needs to be so large.

Mr. Stock explained that the lot will be used intermittently for entertainers who bring in a large entourage of semi-trucks that, after unloading, will be parked on the gravel parking lot. The lot has been reduced in size in both an east/west and north/south direction, and will be closed off with a decorative wood fence and gate.

The Applicant recognizes that the Comprehensive Plan calls for *conservation* and *recreation* uses, so they are trying to provide passive recreation and open space, along with satisfying the periodic need for parking.

Lake

Question was raised as to whether the lake would be open to the public.

Mr. Stock confirmed that the trail surrounding the lake would not be open to the public; it is for the sole use of individuals affiliated with Gateway Studios. It was also noted that liability concerns outweigh the lake being open to the public.

Gateway Studios Property vs. City-owned Property

It was confirmed that activity, such as use of four-wheel vehicles, would be permitted on the privately-owned Gateway Studios property, but would not be permitted on the adjacent City-owned property. In addition, the Gateway Studios property would be subject to all City regulations regarding nuisance issues.

For the record, Councilmember Hansen pointed out that the levee trail was built for the City's residents and the public, and Gateway Studios would never have the right to impact such use.

Uses

Mr. Wyse asked that the Applicant explain the "thought process" for the *Automotive Dealership* and *RV Dealership* uses. Mr. Stock stated that they are envisioned as potential uses in the western building – possibly as a bicycle repair/sales/leasing facility. But if a small automobile dealership would be interested in the property, it could be considered. At the current time, there is no use confirmed for that property, but they are trying to provide some flexibility.

Mr. Wyse recommended that the Attachment A include a restriction that the gravel parking lot on the north side of the levee could not be used as a storage area associated with *Dealership* or *Repair* uses, or for inventory. Mr. Stock indicated his agreement with this recommendation.

Commissioner Wuennenberg made a motion to amend the original motion to include a restriction within the Attachment A that the gravel parking area on the north side of the levee not be used as a storage area associated with *Dealership* or *Repair* uses, or for inventory. The motion was seconded by Commissioner Staniforth.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

Upon roll call, the vote to approve P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer 40 Rd. (Gateway Studios, LLC), as amended, was as follows:

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

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 7:30 p.m.

Jane Staniforth, Secretary