



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MARCH 13, 2023**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Chair Guy Tilman

ABSENT

Commissioner Nathan Roach
Commissioner Steven Wuennenberg

Mayor Bob Nation
Councilmembers Dan Hurt and Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Petree Powell, Assistant City Planner
Ms. Alyssa Ahner, Planner
Ms. Shilpi Bharti, Planner

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the February 27, 2023 Planning Commission Meeting with an amendment to remove Dan Hurt as being present twice. The motion was seconded by Commissioner Marino and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Andy Hrdlicka, Summit Sign and Graphics, 1326 Timberbrook, St. Louis, MO representing the Petitioner for **Dierbergs The Market Place (Billy G's), Sign Package** – available for questions
2. Greg Hard, Summit Sign and Graphics, 1326 Timberbrook, St. Louis, MO representing the Petitioner for **Dierbergs The Market Place (Billy G's), Sign Package** – available for questions
3. Rich Obertino, TRI Architects, 1790 S Brentwood Blvd, St. Louis, MO representing the Petitioner for **Gateway Studios, Lot 2 (Spirit Hotel) Amended Site Development Section Plan** – available for questions
4. Joe Fischer, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO representing the Petitioner for **Gateway Studios, Lot 2 (Spirit Hotel) Amended Site Development Section Plan** – available for questions
5. Emily Ackley, The Staenberg Group, 630 Valley Dr. Columbia, IL representing the property owner for **The District - Amended Site Development Plan** – available for questions
6. Todd Reed, Real Dill, 200 N. Green St., Chicago, IL representing the Petitioner for **The District - Amended Site Development Plan** – available for questions

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

- A. **Dierbergs The Market Place (Billy G's), Sign Package**: A sign package for Dierbergs The Market Place located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned "C8"-Planned Commercial District.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the **Sign Package for Dierbergs The Market Place (Billy G's)**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 5 to 2**. Commissioner Choate expressed concern over the impact of the vertical light bars on the building.

- B. **Gateway Studios, Lot 2 (Spirit Hotel) ASDSP**: Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a hotel building located on a 6.95-acre tract of land located east of Spirit of St. Louis Blvd., zoned "PC"-Planned Commercial.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the **Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Gateway Studios, Lot 2 (Spirit Hotel)**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 6 to 1**.

- C. **The District (ASDP)**: An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

Commissioner Staniforth noted that the Site Plan Review Committee began discussion but did not make a recommendation.

Commissioner Marino made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for The District (ASDP). The motion was seconded by **Commissioner Midgely**.

Discussion ensued about the proposed elevations, including elevations previously presented to the Architectural Review Board ("ARB"). ARB had concerns about the second iteration of the main building being cohesive with the rest of The District. Commissioner Marino discussed how the second iteration was reminiscent of an old gymnasium. Comments were made that the third iteration was too box like and that the second iteration was better because the purpose of the building was different than anything else in the district. Todd Reed, the architect for the project, indicated that the second iteration is the version the company would be using as its prototype but that the company would make whatever changes were necessary to please the City. He also stated that the second iteration changed the materiality to better match the rest of the District but not the roof line of the main building. Commissioners discussed their preference for the second iteration, even though the ARB unanimously recommended denial of that proposal.

A motion to amend the motion to replace the elevation with the elevation presented to ARB in December of 2022 was made by Commissioner Marino. The motion was seconded by Commissioner Midgely. The amendment was approved 7-0.

The Chair called for a vote on the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for The District, as amended which was approved 7-0.

Following the vote, Commissioner Marino commented that the Real Dill should be prepared to install netting or fencing in the least obtrusive manner to prevent whiffle balls from entering the parking lot from the whiffle ball field in front should this become an issue. The architect for the project agreed. Commissioners also discussed access from the levee trail at the rear of the property and access between the Main Event and the Real Dill. The District's representative, Emily Ackley, assured the Commission that it is their goal to fill the dead space between the Main Event and the Real Dill.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:39 p.m.

Jane Staniforth, Secretary

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