



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
APRIL 10, 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 Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Councilmember Dan Hurt, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Planner
Ms. Christine Dorough, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Dan Hurt, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Director of Planning, Justin Wyse read the “Opening Comments” for the Public Hearing.

- A. P.Z. 05-2023 Wings Corporate Estates, Lot 5 (Wings & Wheels of Chesterfield LLC)**: A request to rezone an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087).

STAFF PRESENTATION:

Planner Alyssa Ahner gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Ahner then provided the following information about the subject site:

Request Summary

A request to rezone Lot 5 of the Wings Corporate Estates subdivision to a new “PI” Planned Industrial District to allow for the sale of new and pre-owned golf-carts and vehicles. The existing site would be utilized thus the provided Preliminary Development Plan reflects current site conditions.

Site History

In 2006, the subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial District under the current governing Ordinance 2237. The entirety of the Wings Corporate Estates subdivision – 36.6 acres – was zoned under this ordinance. A Site Development Section Plan was approved for Lot 5 in 2014, followed by a Lighting Plan, Landscape Plan, and Architectural Elevations being amended for Lot 5 in 2015.

Comprehensive Plan

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the *Industrial Land* use designation. The City of Chesterfield provides a character description of this area as *Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.*

Request

The request is to rezone Lot 5 from a Planned Industrial District governed under Ordinance 2237 to a new Planned Industrial District to allow the sale of new and pre-owned golfcarts and vehicles.

The existing site is built and would be utilized. The applicant is requesting all of the same building criteria of Ordinance 2237 with the addition of some uses. The requested uses generally match the uses approved for the site to the southwest in 2021.

Requested Uses

Items shown in **blue** are new uses being requested.

- Postal Station
- Public Safety Facility
- Golf Course
- Gymnasium
- Union Halls & Hiring Halls
- Office – Dental
- Office – General
- Office – Medical
- **Automobile Dealership**
- **Motorcycle, ATV, and similar Vehicles Dealership**

- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- Automobile Storage
- Dry Cleaning Plant
- Film processing plant
- Financial institution, no drive thru
- Mail order sales warehouse
- Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids
- Motorcycle, ATV, and similar motor vehicle storage
- Parking area (stand-alone), including garages, for automobiles. Not including the sales or storage of damaged vehicles for more than 72 hours
- Research laboratory and facility
- Transit storage yard
- Vehicle repair and service facility
- Veterinary clinic
- Warehouse, general
- Yard for storage of contractors' equipment, materials, and supplies

Proposed Building Criteria

The requested criteria is very similar to the current criteria with the exception of the open space requirement.

Height

- Maximum height for all buildings shall be 40 ft.

Density

- Maximum F.A.R. of .55
- Open space of 30%**

Structure Setbacks

- 20 feet from Wings Corporate Drive ROW
- 10 feet from north, south, and east property lines

Parking Setbacks

- 10 feet from Wings Corporate Drive ROW
- 5 feet from north, south, and east property lines

**The open space requirement for a Planned Industrial District is 35% but is currently at 30%. Said modification shall require a two-thirds (2/3) vote of the Planning Commission per Section 405.03.040.

Preliminary Development Plan

Requesting to use the site in its present state of development with the previously approved open space requirement of 30%.

PETITIONER'S PRESENTATION:

1. Kate Stock Gitto, Stock and Associates, 257 Chesterfield Business Parkway, MO representing the Petitioner for **Wings Corporate Estates (Wings & Wheels of Chesterfield, LLC)** made herself available for questions.

Commissioner Choate questioned as to how important it is to have 'Auto Dealership' as one of the uses if the main use for the site is for golf vehicles. Ms. Stock-Gitto explained that they were trying to appropriately define the golf cart use for the site by using the Auto Dealership definition but could not say that she would be comfortable with removing the use altogether without the express permission of the property owners. She felt comfortable, however, on behalf of the Petitioner, to strike 'Film Processing' from the list of proposed uses.

Commissioner Marino noted that he is not opposed to listing the 'Automobile Sales' use as the Lamborghini dealership keeps all vehicles inside as an example, but had concerns about how inventory would be stored in this case. Ms. Stock-Gitto responded that ideally, the main display would be indoors but possibly outside with inventory overflow. She confirmed that there would not be a huge backstock of inventory. Mr. Tilman asked that at the next presentation the Petitioner explain how the outdoor inventory would be handled.

Commissioner Roach noted the unlikelihood of an automobile dealership being allowed to sell new vehicles at that location.

Commissioner Chohan raised question about the allowance of golf cart usage within the City.

The following questions were raised which the Commission would like the Petitioner to consider for the next meeting:

- How much of a need is 'Auto Dealership' as a use if the primary sales use is for golf carts? Is it an option to remove this use while still ensuring the allowable use of the golf vehicle sales?
- Will the exterior placement of the inventory be for display only or will it include storage? Will outdoor displays of inventory be brought inside after hours?
- How will the bulk of the inventory be handled/displayed? How much will be stored on premises?

SPEAKERS – NEUTRAL:

Jim Donahue, 18317 Wings Corporate Drive signed a speaker card, but stated that his questions were answered though the previous discussion.

V. APPROVAL OF MEETING SUMMARY

A. Approval of March 13, 2023 Planning Commission Meeting Summary

Commissioner Choate made a motion to approve the Meeting Summary of the March 13, 2023 Planning Commission Meeting with the priorly discussed and corrected comment by Ms. Choate referencing Gateway Studios, not Dierbergs Marketplace. The motion was seconded by Commissioner Harris and **passed by a voice vote of 8 to 0 with **Commissioner Wuennenberg abstaining.****

VI. PUBLIC COMMENT

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

- A. The District, Sign Package:** An Amended Sign Package for a 48.15-acre tract of land zoned "PC"--Planned Commercial District located north of North Outer 40 Road and east of Boone's Crossing.

Commissioner Hurt requested and received confirmation from the Petitioner that there were no signs being proposed above the roofline.

Mr. Hurt noted the fact that as development continues along the highway, requests may continue to be made for pylon signs. However, these are not allowed and the City Council is very sensitive to maintaining the standards and philosophy that prohibits certain signage within the City.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package for The District. The motion was seconded by Commissioner Marino and **passed by a voice vote of 9 to 0.**

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

Jane Staniforth, Secretary