

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 24, 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

Councilmember Merrell Hansen, Council Liaison
Mr. Christopher Graville, City Attorney
Mr. Justin Wyse, Director of Planning
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Khalid Chohan

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE - All

III. SILENT PRAYER – All

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 11-2023 Burkhardt Place, Lot 11: A request for an ordinance amendment to the existing “PC” Planned Commercial District to new “PC” Planned Commercial District for 0.32 of the Historical District, located on the south side of Old Chesterfield Road (17T220036).**

STAFF PRESENTATION:

Ms. Shilpi Bharti, City Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Bharti then provided the following information about the petition:

Site History

- Pre-1988 – Site was zoned “NU” – Non-Urban District.
- 1999 – Site was rezoned to “PC” – Planned Commercial District and Landmark Preservation Area.
- 2000 – The Ordinance was amended to revise the parking setbacks. Current Ordinance governing the site is Ordinance 1618.
- Burkhardt Place is the Historic District registered under National Register of Historic Places in 2000 and 2006.

Zoning and Land Use

Direction	Zoning	Land Use
North	C7 – General Extensive Commercial District	City Center (Historic Chesterfield)
South	PC – Planned Commercial	City Center (Historic Chesterfield)
East	NU – Non-Urban	City Center (Historic Chesterfield)
West	PC – Planned Commercial	City Center (Historic Chesterfield)

Comprehensive Plan

As per the City of Chesterfield Land Use Plan, the subject site is within the City Center (Historic Chesterfield) that would be suitable for mixed-use buildings, small-scale retail, and multi-family residential as primary land use.

Below are the development policies for Historic Chesterfield land use.

- City Center should serve as the physical and visual focus for the city and include both residential and commercial developments with preservation of historic structures.
- Revitalization should lend itself to pedestrian comfort and safety.
- Preservation of historic buildings in which parking lots are relegated to the back of buildings in order to ensure a walkable place.
- Public art should be incorporated into new construction and re-development projects throughout the City Center.
- Buildings to be constructed closer to the roadways to promote the pedestrian experience.
- New architecture will be reviewed for contextual sensitivity of the designated Character area.

Request

- Amend the existing Ordinance 1618 to modify the Development Standards.
- To bring the site into compliance and increase building footprint.

The request was presented at CHLPC meeting on May 10, there were no concerns raised.

Discussion

Commissioner Wuennenberg, asked for clarification regarding the applicant request. Mr. Justin Wyse, confirmed the setbacks within the P.C District regulations.

V. APPROVAL OF MEETING SUMMARY

Commissioner Marino made a motion to approve the Meeting Summary of the July 10, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

- Jim Hennessy, 404 Spring Valley Court Chesterfield, MO owner of 16658 Old Chesterfield petitioner for P.Z. 11-2023 Burkhardt Place, Lot 11 - available for questions
- Lauren Strutman, 16676 Old Chesterfield Road, Chesterfield, MO, Architect and Neighbor representing the Petitioner for P.Z. 11-2023 Burkhardt Place, Lot 11

Ms. Strutman, stated Mr. and Mrs. Hennessy have been homeowners of Chesterfield for over 30 years. They landed in Chesterfield Valley in 2005 to occupy the Burkhardt home at 16660 Old Chesterfield Road; home of YellowDog Productions-Strategic Marketing Services. They became owners of 16660 and 16662 buildings in 2018 and renovated the properties to their current state. In 2022, Mr. Hennessy purchased 16658 Old Chesterfield with the goal to improve the property, building, and bring the structure up to City code, while preserving its historical qualities. The property will be used as professional office space.

The petitioner is requesting to:

- Remove eight (8) parking spaces
- Rebuild the roof to the same footprint
- Add a new front porch
- 5' addition in rear
- New handicap porch in the rear entrance

No trees will be removed and no variances are needed to the P.C.

Chair Tilman, questioned if any future plans are in place to identify the original owners of the buildings; to bring awareness to others when they walk by the homes.

Councilmember Hansen, expressed her gratitude towards Ms. Strutman, and Mr. Hennessy for their work to preserve the history of Chesterfield and the Historical District.

Commissioner Marino, expressed the importance of preserving all that's left of the Historic Chesterfield, and asked if there have been thoughts on how to make the area a feature point with the growth of Wildhorse Development and Downtown Chesterfield. Ms. Strutman, worked with Don Wiegand in 1998 to inform others about the historical area by posting signs up. Ms. Strutman and would like to see a sidewalk, or other features added to the area. Commissioner Wuennenberg, agreed that a sidewalk from the Riparian Trail Parking Lot to Baxter Road would be beneficial to the area.

Councilmember Hansen, stated she is working with Mr. Michael Kane on ways to add signage to the area; allowing others to learn about the area. Ms. Strutman, mentioned Wildwood has bronze plaques indicating the historic areas.

Chair Tilman, would like to continue the discussion of signs in the front of the homes at a later date; adding signs may allow others to understand the historic value to the structures.

- Michael Kane, Citizen of the year, 1292 Stillhouse Creek, Chesterfield, MO Favors the petitioner for **P.Z. 11-2023 Burkhardt Place, Lot 11.**

Mr. Kane, mentioned how impressed he is for all the work everyone is doing to the historic homes. He added, items were found in the house that will appear in the Chesterfield Historic Calendar.

Condolences to the family of Laverne M Flachsbart, wife of former Councilmember Barry Flachsbart.

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

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Jane Staniforth, Secretary