

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JANUARY 22, 2024**

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

I. ROLL CALL

PRESENT

Commissioner Walter Bilgram
Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Debbie Midgley

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

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

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 December 11, 2023 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. Clarkson Square, Adj. Lot 1

Representing the Petitioner – available for questions:

1. Terry Dawdy, 40 Meadowbrook Country Club Estates, Ballwin, MO
2. Keith Fryer, The Clayton Engineering Co., 2268 Welsch Industrial Court, Maryland Heights, MO

B. Clarkson Square, Lot B (Black Salt)

Representing the Petitioner – available for questions:

1. Keith Fryer, The Clayton Engineering Co., 2268 Welsch Industrial Ct. Maryland Heights, MO
2. Lawrence Goldworm, 4447 S. 37th Street, St. Louis, MO
3. Dan Capps, 11850 Studt Ave., St. Louis, MO

C. Legends at Schoettler Pointe

Representing the Petitioner – available for questions:

1. Steve Valentine, 4 Research Park, St. Charles, MO

E. TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC)

Representing the Petitioner – available for questions:

1. Ankur Rungta, 4420 Varsity Drive, Ann Arbor, MI

Mr. Rungta explained the request for thirty (30) parking spaces instead of twenty-four (24) is to accommodate customers during peak hours of operation. Recreational Cannabis has been in Missouri for just under a year and the extra parking has shown to be helpful and often needed. He added that they currently operate eight (8) stores in Missouri, one (1) is in Sunset Hills, and one (1) is in St. Peters.

Mr. Rungta described the desirability of the drive-thru located at the St. Peters store. The drive-thru provides convenience to the customers who have medical marijuana orders and those with mobility issues. The recommendation to order ahead on their website allow customers a quick pick up, unlike fast-food companies.

Additional open space has been added to the plans to offset the requested additional parking spaces. Commissioner Choate asked if the Sunset Hills location has a drive-thru. Mr. Rungta explained that they would love to have a drive thru at the Sunset Hills location, but there is not enough space to accommodate.

2. Kate Stock Gitto, Civil Engineer Stock and Associates, 257 Chesterfield Business, Pkwy, Chesterfield, MO

Ms. Gitto explained to assist with the six (6) additional parking spaces, they are providing 48% of open space, the pervious pavement, the bio retention area with native plantings. The ITE Cannabis study reflects the four (4) located in Colorado. The buildings are smaller than the proposed Chesterfield location. The new ITE study will be released later this year.

F. West County YMCA (KAI Design)

Representing the Petitioner – available for questions:

1. Ty Wagner, 2720 Indiana Avenue, St. Louis, MO
2. Joel Kerschen, 3278 Principia Avenue, St. Charles, MO

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

- A. Clarkson Square, Adj. Lot 1:** Amended Architectural Elevations and Landscape Plan for a retail building, zoned “C-8” Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Landscape Plan for Clarkson Square, Adj. Lot 1. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

- B. Clarkson Square, Lot B (Black Salt):** Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for a restaurant located on a 1.29-acre tract of land located west of Clarkson Road and south of Lea Oak Drive, zoned “C8”- Planned Commercial District.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Amended Architectural Elevations for Clarkson Square, Lot B (Black Salt). The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

- C. Legends at Schoettler Pointe:** A Record Plat 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.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Legends at Schoettler Pointe. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

- D. The District:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, 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.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of an Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for The District. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

Chair Tilman commented on behalf of the committee that they would like the developer to consider the recommendation to add bicycle parking to the plans.

- E. **TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC)**. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 6 to 2**.
(Commissioners Choate and Staniforth voted “no”.)

- F. **West County YMCA (KAI Design)**: An Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for an existing YMCA facility located on a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Pl, and north of Veteran’s Place Dr.

Commissioner Staniforth, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for **West County YMCA (KAI Design)**. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0**.

Chair Tilman commented on behalf of the Planning Commission their support of the design and addition. They are excited to see the YMCA become a unique and special place for people to go.

VIII. **UNFINISHED BUSINESS** – None.

IX. **NEW BUSINESS** – None.

X. **COMMITTEE REPORTS** – None.

XI. **ADJOURNMENT**

The meeting adjourned at 7:13 p.m.

Jane Staniforth, Secretary