

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 12, 2024**

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

I. ROLL CALL

PRESENT

Commissioner Walter Bilgram
Commissioner Debbie Midgley
Commissioner Gail Choate
Commissioner John Marino
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
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Khalid Chohan
Commissioner Allision Harris

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Wuennenberg read the "Opening Comments" for the Public Hearing.

- A. P.Z. 01-2024 Carshield F.C.:** An ordinance amendment to add an additional 16.32-acre tract of land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria.

STAFF PRESENTATION:

Alyssa Ahner, Senior Planner 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

Stock & Associates Consulting Engineers Inc., on behalf of Carshield F.C., has submitted an ordinance amendment to add an additional 16.32-acre tract land zoned “NU” Non-Urban District to an existing 16.58-acre tract of land zoned “PI” Planned Industrial District and modify development criteria for a proposed indoor/outdoor athletic facility with accessory uses.

Site History

Pre-1988: Subject site was zoned “NU” Non-Urban.

2022: Subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial under governing Ordinance 3197. A Site Development Plan subsequently followed the rezoning to allow an office/warehouse. The application was later withdrawn in August of that year.

2023: Subject site rezoned from an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District under governing Ordinance 3258 to permit new uses and modify development criteria for a proposed athletic facility.

The subject site is currently zoned “PI” Planned Industrial under governing Ordinance 3258 and the land is designated as “Industrial” in the Comprehensive Plan.

Comprehensive Plan

The City of Chesterfield provides a character description of this area: “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”. Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

Request

The applicant is proposing combining 530 N. Eatherton (16.58 acres zoned “PI”) and 550 N. Eatherton (16.32 acres zoned “NU”) into one “PI” Planned Industrial District. The properties would share the majority of development criteria that were approved via Ordinance 3258 for 530 N. Eatherton in 2023. The applicant is proposing one modification to the existing development criteria which is revising the allowable maximum building height from forty (40) feet to sixty (60) feet. The permitted uses, floor area ratio, building/parking setbacks, and openspace requirements would all remain the same.

It should be noted that the governing ordinance for 530 N. Eatherton currently allows a maximum lighting pole height of seventy (70) feet. If approved, the seventy (70) foot lighting pole height would also apply to 550 N. Eatherton. The applicant has received conceptual approval from the Spirit of St. Louis Airport and the lighting will continue to be evaluated during the Site Development Plan review process which will follow the rezoning.

The preliminary development plan (PDP) for the 2023 zoning of 530 N. Eatherton depicted three (3) curb cuts on Eatherton Road. The access located furthest north, which was driven by Monarch Fire, did not meet the City’s access management standards and was to be gated for emergency access only. With the potential acquisition of the 16-acres to the east of 530 N. Eatherton, the access located furthest north is no longer critical to the development. The attached PDP for the entirety of the 32-acres depicts two curb cuts on Eatherton Road – both of which meet both St. Louis County’s and the City’s access management standards.

Lastly, the traffic impact on Eatherton was the main topic of discussion during the previous rezoning. The proposed ordinance amendment, if approved, would continue to include language that allows the City and/or the County to request a traffic impact study. The traffic impact study would and will be required by the City during the Site Development Plan review process should the development move forward.

Preliminary Development Plan

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet. Proposed developments depicted on a Preliminary Development Plan are subject to further review during the Site Development Plan review process.

PETITIONER’S PRESENTATION:

George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO – representing Carshield F.C.; Dustin English; and Bill Hardy, Keystone Construction.

Mr. Stock explained the property recently increased from 16.58 acres to 32.9 acres when the eastern piece of the property became available. The increase of the additional acres has allowed Carshield to spread the project out and increase the size of the building.

The development includes (3) outdoor soccer fields, two (2) indoor soccer fields, and three (3) indoor ice rinks.

The sixty (60) foot height request is due to the increased width and depth of the building, causing a greater pitch.

The lighting would comply with the City standards with the one exception to the height and would continue to be evaluated by the Airport.

- Parking lot lighting height would be twenty (20) feet.
- Soccer field lighting height would be seventy (70) feet.

A traffic impact study was completed but is currently being updated to include the acquisition of land. The roadway improvements will include a full three (3) lane section the length of the property, and a continuous left-turn lane along Eatherton Road. One access has been eliminated from the Preliminary Development Plan since the 2023 rezoning request as the proposed land acquisition accommodates for vehicle circulation that meets Monarch Fire requirements.

DISCUSSION

Commissioner Wuennenberg stated he was excited about the project, but expressed his traffic concerns. He asked if there is a provision for a left turn lane on the north side of the property. Ms. Ahner explained additional access will be built into the site.

Councilmember Merrell Hansen questioned why the building height is increasing from forty (40) feet to sixty (60) feet. Mr. Stock explained during his presentation that the pitch is greater in height because of the increase in the building's width and depth.

Commissioner Bilgram asked what questions the FAA had. Mr. Stock explained the FAA had issues with the lighting. The position of the lighting, ensuring there is no glare up, and the LED lights are down.

Commissioner Choate asked for clarification regarding the four (4) proposed number of outdoor soccer fields listed in the project narrative. She also questioned the preliminary plan, stating it only shows one (1) field with lights. Mr. Stock explained that the project narrative was updated on February 7, 2024, and was not included in the packet. He confirmed there will be three (3) outdoor soccer fields and clarified all fields will have lights, with the possibility of field three (3) having reduced lighting.

Councilmember Choate commented on the one (1) trash enclosure and asked if there would be others. Mr. Stock explained that trash receptacles will be located in the concession building.

Councilmember Merrell Hansen suggested the lighting and additional trash enclosures be updated on the Site Development Plan. Ms. Ahner stated she would request the updates be added to the PDP and the Site Development Plan.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the January 22, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 6 to 0.** (*Commissioner Midgley abstained*)

VI. PUBLIC COMMENT

A. Gateway Studios, Lot 1A

1. Nick Orbik, 1563 Redcoat Dr., Maryland Heights, MO – available for questions
2. Angela Rodriguez, 26 Fawn Valley Circle, St. Peters, MO – available for questions

B. P.Z. 12-2023 West County YMCA

1. Mr. Joel Kershcen, 3278 Principia, St. Charles, MO – available for questions
2. Ty Wagner, 2720 Indiana Ave, St. Louis, MO – available for questions

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

- A. Gateway Studios, Lot 1A:** Amended Architectural Elevations for a 19.3-acre tract of land zoned “PC” Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Gateway Studios, Lot 1A. The motion was seconded by Commissioner Marino and **passed by a voice vote of 7 to 0.**

VIII. UNFINISHED BUSINESS

- A. P.Z. 12-2023 West County YMCA:** A request to amend an existing “PC” Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran’s Place Dr.

Planner Isaak Simmers provided the following information about the subject petition:

Request Summary

KAI Design on behalf of the West County YMCA has submitted a request to amend an existing ordinance for a “PC” Planned Commercial District located at the northwest intersection of Burkhardt Place and Veterans Place Drive to modify their specific development criteria and allow “Office-Medical” as a permitted use.

An Amended Site Development Plan was approved on June 22, 2024, and the Public Hearing for the rezoning was held on October 9, 2023. During the Public Hearing concerns were raised regarding the increase in square footage and reduction of openspace. The applicant wrote a letter to the City explaining that due to the growing population, the increase in square footage is necessary. The reduction of openspace is a permanent reduction because of the lake.

DISCUSSION

Commissioner Wuennenberg asked for clarification on what the Planning Commission was voting on this evening, adding the YMCA already reduced the parking to meet the current openspace requirement. **Mr. Simmers** clarified the vote is on the openspace requirement reduction and has nothing to do with a parking reduction. He stated they recently eliminated two (2) parking aisles on their Site Development Plan in order to meet the openspace requirement as to not hinder the construction process while awaiting an ordinance amendment. The purpose of the current openspace reduction request is so that the applicant can amend their Site Development Plan again following the ordinance amendment in order to keep the existing parking aisles that had to be removed on the plan previously.

Chair Tilman asked for an explanation of where the property was that was reduced and who owned the existing property. Mr. Simmers explained that the legal description for the current ordinance no. 2520 encompasses nine (9) acres. The entirety of the nine (9) acres was once owned by the YMCA but approximately three (3) acres of this is now owned by the City of Chesterfield for park purposes. The proposed amendment would eliminate the property owned by the City from the legal description and only include the land owned by the YMCA. **Mr. Tilman** asked if the sidewalk around Central Park Lake was formally owned by the YMCA and discussion continued utilizing photos from Mr. Simmers report. **Mr. Tilman** clarified that the City made an agreement with the YMCA to use that part of their property to enhance the park, and now they are in a situation where the openspace is affected due to the loss of acreage. The need for the change is driven by a prior agreement with the City for the City to use part of their property for park purposes.

Commissioner Wuennenberg clarified again that the previous ordinance was for nine (9) acres and the amendment is now five and a half (5.50) acres.

Request

Commissioner Wuennenberg made a motion to recommend approval of **P.Z. 12-2023 West County YMCA**. The motion was seconded by **Commissioner Choate**.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 7 to 0.

Request

Commissioner Wuennenberg made a motion to recommend approval of amending the openspace requirement from 35% to 30%. The motion was seconded by Commissioner Choate.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS – None

XI. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Jane Staniforth, Secretary