

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 10, 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 Allision 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. 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 – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 04-2024 The Smokehouse:** A request to amend the legal description for an existing “C8” Planned Commercial District for a 2.921-acre tract of land located west of Baxter Road at Chesterfield Airport Road (Ward 4).

STAFF PRESENTATION:

Planner Isaak Simmers gave a PowerPoint presentation showing photographs of the site and surrounding area. Then provided the following information about the subject site:

Request Summary

Doster, Nations, Ullom & Boyle, LLC, on behalf of the Thomas P. Sehnert Revocable Trust/Annie Gunn's Smokehouse Market, has submitted a request to amend the legal description and the ordinance for an existing "C-8" Planned Commercial District located on the south side of Chesterfield Airport Road and west of Baxter Road, commonly known as Annie Gunn's Smokehouse.

Site History

The site was zoned "NU" Non-Urban under St. Louis County zoning prior to City of Chesterfield incorporation. In 1993, the site was rezoned to "C-8" – Planned Commercial District with the intention of permitting the operation of a market, outdoor dining, residence, and accessory uses upon the subject property. In 2004, the site-specific ordinance was amended to allow for revisions to the Floor Area Ratio. The Smokehouse has since amended their site development plan and architectural elevations again in 2022.

Zoning and Land Use

The subject site is zoned "C-8" Planned Commercial District under governing Ordinance 2125 and the Land Use designation is Regional Commercial.

Comprehensive Plan

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The description states; "Areas that serve regional commercial needs (emphasizing retail, dining entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards".

Request

Staff has reviewed the petition and found it to be in compliance with the City's Comprehensive Plan and Unified Development Code and City Staff has no further comments. Staff recommends action on the request to amend the legal description and the Attachment A for an existing "C-8" Planned Commercial District to encompass the Smokehouse/Restaurant, quitclaim right-of-way, and parking lot.

PETITIONER'S PRESENTATION:

Mr. Mike Doster, Doster Nations Ullom & Boyle, LLC, 16150 Main Circle Dr. Suite 250 Chesterfield

Mr. Doster explained that they are attempting to correct the legal description owned by Thomas P. Sehnert Revocable Trust. The approved third (3rd) Amended Site Development Plan, which includes all three (3) parcels does not have a legal description that includes all three (3) parcels. The legal description only includes the westernmost parcel. The westernmost parcel is covered by the current legal description in the ordinance, the central parcel is the former right-of-way that was quitclaimed by St. Louis County and the City of Chesterfield to the Thomas P. Sehnert Trust, the right parcel was already owned by the trust and developed for parking it is subject to a reciprocal parking arrangement with the property to the east. There is also a reciprocal parking agreement with the parcel to the east to use their parking.

Mr. Doster stated that the request is for a legal description that will combine all three (3) parcels. The ordinance will be the same, except for the changes and the setbacks that are necessary as a result of the change in the legal description. Their civil engineers reviewed the setbacks and agreed with them.

Councilmember Merrell Hansen stated that she didn't understand how this happened. Justin Wyse, Director of Planning explained this is from years of background and history. Most recently the applicant reached out to the City and St. Louis County, they previously had a Special Use Permit from St. Louis County which authorized them to use that location for the parking, but the County claimed to have no interest in the right-of-way any longer, and the City claimed to never have had an interest in the right-of-way. The City worked with Mr. Doster and a quitclaim deed was submitted to the City Council, and was approved. Ownership was then vested back to the adjoining properties which are owned by the same individual. This has been a known issue for a long time and that is why Mr. Doster is making sure this is cleaned up moving forward.

Commissioner Bilgram stated that it seems like this is catching up to what has been put in position for a long time. Mr. Doster confirmed this is a correction driven by facts that developed after the original ordinance was passed.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the May 13, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

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

- A. **Spirit of St. Louis Airpark (18460 Olive Street Road)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a leasehold area zoned "M3" Planned Industrial District located on a 47.97-acre tract of land south of Olive Street Road at the intersection of Outlet Boulevard and Spirit Airpark East Drive (Ward 4).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Spirit of St. Louis Airpark (18460 Olive Street Road)**. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0.**

- B. **Spirit Valley Business Park, Lot 4b**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1-acre tract of land located south of Olive Street Road and west of Spirit Valley Central Drive (Ward 4).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Spirit Valley Business Park, Lot 4b**. The motion was seconded by **Commissioner Marino** and **passed** by a voice vote of 8 to 0.

- C. **Terra Corporate Park, Lot 4**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 4.09-acre tract of land located south of Long Road Crossing Drive, north of Chesterfield Airport Road, and east of N. Trade Center Boulevard (Ward 4).

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Terra Corporate Park, Lot 4**. The motion was seconded by **Commissioner Marino** and **passed** by a voice vote of 8 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 04-2024 The Smokehouse**: A request to amend the legal description for an existing "C8" Planned Commercial District for a 2.921-acre tract of land located west of Baxter Road at Chesterfield Airport Road (Ward 4).

Commissioner Marino made a motion to approve **P.Z. 04-2024 The Smokehouse**. The motion was seconded by **Commissioner Staniforth**.

Upon roll call, the vote was as follows:

Aye: Commissioner Bilgram, Commissioner Choate
Commissioner Chohan, Commissioner Harris,
Commissioner Marino, Commissioner Staniforth,
Commissioner Wuennenberg, Chair Tilman

Nay: None

The motion **passed** by a vote of 8 to 0.

IX. NEW BUSINESS

- A. Election of Officers

Mr. Wyse will coordinate with **Commissioner Marino** to arrange the potential slate of officers from the Nominating Committee for the June 24, 2024 Planning Commission Meeting.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Jane Staniforth, Secretary