

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 24, 2011**

The meeting was called to order at 6:33 p.m.

I. ROLL CALL

PRESENT

Mr. Bruce DeGroot
Ms. Wendy Geckeler
Ms. Laura Lueking
Ms. Debbie Midgley
Mr. Stanley Proctor
Mr. Robert Puyear
Chair Amy Nolan

ABSENT

Mr. Michael Watson
Mr. Steven Wuennenberg

Mayor Bruce Geiger
Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Susan Mueller, Principal Engineer
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Nolan acknowledged the attendance of Mayor Bruce Geiger; Councilmember Connie Fults, Council Liaison; and Councilmember G. Elliot Grissom, Ward II.

IV. PUBLIC HEARINGS – Commissioner Geckeler read the “Opening Comments” for the Public Hearings.

- A. P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road):** A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Due to technical difficulties with the video equipment, Ms. Aimee Nassif, Director of Planning & Development Services announced that the Staff Report relative to P.Z. 12-2011 would be made available to any interested member of the audience.

STAFF PRESENTATION:

Project Planner Kristian Corbin stated the following:

- The purpose of this request is to utilize the “R2” Residence District regulations for future improvements to the subject site.
- All Public Hearing notification requirements were met.
- Surrounding the subject site are single-family dwellings and undeveloped land.
- The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The two existing structures on the site were constructed in 1963. The church is utilizing the structure at the northern end of the site.
- A Boundary Adjustment Plat was approved in September 2010 consolidating the two parcels of land at 1330 and 1350 Schoettler Road into one parcel.
- The R2 District is a straight zoning district. With straight zoning, there is no Attachment A or Preliminary Plan required. The site will be developed directly from the District's requirements listed in the Zoning Ordinance.
- The R2 District is one of the City's lower density residential categories. The minimum lot size for a single-family dwelling in this District is 15,000 square feet.
- Permitted Uses allowed under R2 include the following:
 1. Churches and other places of worship
 2. Dwellings, single-family detached
 3. Educational facilities – college/universities, primary/secondary, kindergarten or nursery school
 4. Golf Courses
 5. Home Occupations
 6. Libraries
 7. Local public utility facilities
 8. Parks and Playgrounds
 9. Wildlife Reservation and Conservation project.
- The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the *Multi-Family Residence* land use designation. A church is compatible with this land use category.
- Issues – Staff has concerns with the following issues, which will be addressed during site plan review:
 1. Traffic Impact/Access Management
 2. Density
 3. Parking Requirements and Location
 4. Buffering along Schoettler Road

DISCUSSION

Commissioner Lueking asked for clarification with respect to the Comprehensive Plan delineating the site as *Multi-Family Residence*. Mr. Corbin stated that a small portion of the site south of the Highway, off of Outer 40, is classified as *Multi-Family Residence*. Ms. Nassif added that the Comp Plan does not require the site to be zoned to *Multi-Family Residence* but this is a high-density area. The requested R2 District allows single-family lots but does not allow multi-family dwellings.

Ms. Nassif then pointed out that Staff is in the process of determining how many single family lots could be established on the site under R2 zoning, which will be included in the Vote Report.

Mayor Geiger asked if the Site Development Plan has been designed yet. Mr. Corbin replied that Staff had a Pre-application Meeting with the Petitioner at which time *schematics* of the site were reviewed – but not a Site Development Plan. At this time, the Commission is not approving anything design-related.

City Attorney Heggie asked for information regarding access to the site and whether it meets the City's access guidelines. Mr. Corbin stated that there are two points of access to the site, which are gravel roads. Ms. Susan Mueller, Principal Engineer stated that a residential site is allowed two access points that do not exceed 16 feet in width per driveway apron. The subject site meets this criteria for residential use. If the site is rezoned to R2, Ms. Mueller noted that the north access point is close to the median making left-hand turns into the site difficult.

Ms. Nassif added that Staff will carefully review the access issues when site plans and improvement plans are submitted to determine where access points should be located for compliance with the City's Access Management Guidelines.

Mayor Geiger stated that there have been past discussions related to lining up one of the access points with Highcroft Drive and questioned whether these types of issues have been reviewed at this time. Ms. Nassif replied that Staff has reviewed the design of the site conceptually but official drawings have not yet been submitted. Wherever feasible, access points are lined up with those across the street. After the Public Hearing, Staff will send a letter to the Petitioner, which will include advisory comments related to access, lighting, landscaping, buffering, the uses, and traffic.

Mayor Geiger then noted that when the property was first sold, a meeting was held with the Trustees of the surrounding subdivisions. At that time, a commitment was made to the residents that before any rezoning was established, the developer would meet with the Trustees and any interested residents. He strongly urged the Petitioner to arrange a meeting with the Trustees of the surrounding subdivisions and the Ward II Councilmembers.

PETITIONER'S PRESENTATION:

Mr. Jim Noe, St. Charles Engineering & Surveying, representing Church of the Resurrection, 801 S. Fifth Street, St. Charles, MO stated the following:

- The main reason for the rezoning request is to get the setback requirement reduced from 50 feet to 25 feet.
- They want to use the existing structure on the site in its current location at 81.5 feet from the right-of-way. The site drops off at the rear of the property necessitating parking along the front between the church and Schoettler Road.
- The existing 50-foot setback limits the amount of parking on the property.
- Staff has recommended an R2 zoning, which is one of the least dense zoning classifications.
- The Petitioner does not intend to increase the size of anything or acquire any additional lots. They just want to accommodate the existing structure at its current location and provide ample parking for its members. Currently, the church has approximately 60-70 members. It is anticipated that the membership will not grow beyond 250 – this is a mission church and as the congregation gets larger, it would move to a different site. Most mission churches look for different sites when membership reaches around 180.
- They believe that 45 parking spaces are necessary for the congregation

- Letters have been sent to the Ward II Councilmembers and surrounding residents. The Petitioner also plans on meeting with the area residents.
- They have met with Staff and discussed the traffic concerns. These issues will be addressed once zoning is established.

DISCUSSION

Mr. Noe provided the following information in response to questions raised by the Commission:

- **Parking:** The site can presently park 20-25 cars along the gravel road. Currently, the church does not meet on Sundays because there is not enough parking to accommodate everyone. There are services/activities held on Monday, Wednesday, Friday and Saturday evenings with approximately ten people in attendance. They would like the parking in front of the building because the land drops off at the rear of the site. The cost to re-grade and reconfigure the site is quite expensive for a mission church. The gravel areas would be replaced with asphalt.
- **Parking & Setback:** They would like to have 45 parking spaces on the site. The minimum amount of setback needed to accommodate 45 spaces is 25 feet. Ms. Nassif pointed out that the parking setback under R2 zoning is 25 feet but the Tree Manual requires a 30-foot buffer from Schoettler Road and the Petitioner is aware of this landscaping buffer requirement.
- **Building capacity:** Commissioner Midgley questioned the capacity of the building. It was noted that this issue would be addressed at the time of permitting.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

1. Petitioner to meet with the subdivision Trustees and residents of surrounding subdivisions prior to the Planning Commission's vote on the petition.
2. Lighting - insure it is compatible within a residential area.
3. Petitioner to provide information about the church such as their operations, future plans, kinds of services and the number of people anticipated, capacity of the building, financial stability, etc.
4. Access

- B. **T.S.P 37-2011 AT&T (14804 Clayton Road):** A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing stealth tower in a "PC" Planned Commercial District-zoned property located at 14804 Clayton Road on the south side of Clayton Road west of Wildwood Parkway (21R420714).

STAFF PRESENTATION:

Project Planner Kristian Corbin stated the following:

- All Public Hearing notification requirements were met.
- Nearby uses include a gas station, retail, and restaurant, along with residential further east.

- The Petitioner intends to remove the existing flag pole and construct a new one that is six inches greater in diameter to be used as a stealth tower.
- The site was zoned “C2” Shopping District by St. Louis County in 1965. The existing tower was approved administratively in 1999. The site was re-zoned to “PC” Planned Commercial District in 2005.
- The Petitioner is requesting the addition of three antennas to the new stealth tower, along with the addition of ground-located equipment. They will be upgrading to the LTE 4G technology.
- Staff has no issues with the petition.

Commissioner Lueking asked whether there are concerns about emissions from cell towers. City Attorney Heggie advised that the Telecommunications Act of 1996 prohibits the City from taking into consideration any testimony or issues regarding emissions from cell towers.

Ms. Nassif stated that the procedures for Telecommunication Siting Permits involve a Public Hearing conducted by the Planning Commission. Any comments or concerns from the Hearing are forwarded to City Council, who vote on the approval of the permit.

PETITIONER'S PRESENTATION:

Mr. Steve Walters, on behalf of AT&T, 7279 Forsyth, St. Louis, MO was available for questions.

Commissioner Lueking asked for additional information on the size of the new flag pole and ground equipment. Mr. Walters indicated that the size of the tower is six inches greater in width but it will not be any taller than the existing pole. The communications box on the ground will not be any larger and will be screened.

Ms. Nassif informed the Commission that there has been an increase in the number of applications for TSP's because of the need to upgrade the existing technology; however these upgrades do not affect the height of the towers.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

- C. **T.S.P 38-2011 AT&T (17259 Wild Horse Creek Road):** A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing stealth tower in a “NU” Non-Urban District–zoned property located at 17259 Wild Horse Creek Road approximately 550 feet east of the intersection of Wild Horse Creek Road and Long Road (18U420104).

STAFF PRESENTATION:

Project Planner Kristian Corbin stated the following:

- All Public Hearing notification requirements were met.
- The land to the south of the site is undeveloped, residential developments are to the north and east, and to the west is a convenience store and office.
- The Petitioner is requesting the addition of three antennas to an existing stealth tower in order to upgrade to the LTE 4G technology.
- The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The existing tower was approved administratively in 1998.
- The existing flag pole tower will be replaced with a new tower that is six inches greater in width with no changes to the equipment compound at the base of the tower. The new tower will remain at the same height as the current tower.

PETITIONER'S PRESENTATION:

Mr. Steve Walters, on behalf of AT&T, 7279 Forsyth, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Geckeler read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner DeGroot made a motion to approve the minutes of the October 10, 2011 Planning Commission Meeting. The motion was seconded by Commissioner Lueking and passed by a voice vote of 6 to 0 with 1 abstention from Commissioner Proctor.

VI. PUBLIC COMMENT - None**VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None****VIII. OLD BUSINESS**

- A. P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road): A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Project Planner Kristian Corbin stated that the purpose of this application is to utilize the R2 Residence District regulations for future improvements. The R2 Residence District is a *straight*

district whereby the subject site will be developed directly from the requirements of the R2 Residence District section of the City of Chesterfield Zoning Ordinance with no negotiations, modifications or exceptions. The following issues have been identified and will be addressed during the site plan review stage:

1. Traffic Impact/Access Management
2. Density
3. Parking Location
4. Buffering along Schoettler Road
5. Meeting with Trustees of the surrounding subdivisions
6. Further information to be provided about the church. Ms. Nassif recommended that the Petitioner provide a Narrative Statement to be included with the meeting packets. The narrative should include information about their intent for the site, future plans for the site, current use of the site, capacity of the existing building, etc.
7. Provide information about the number of lots that could be established on the site under the R2 zoning.

IX. NEW BUSINESS

A. 2012 Planning Commission Meeting Schedule

Ms. Nassif noted that two meetings in 2012 are scheduled for Wednesday evenings due to holidays on the preceding Monday:

- Wednesday, May 30th – (May 28th is Memorial Day)
- Wednesday, November 14th – (November 12th is Veterans Day)

Commissioner Lueking stated she would be voting against the 2012 Meeting Schedule because of the 6:30 p.m. starting time. Chair Nolan stated that since no other Commissioners have expressed opposition to the 6:30 p.m. meeting time, it will remain unchanged.

Commissioner DeGroot made a motion to approve the 2012 Meeting Schedule as prepared. The motion was seconded by Commissioner Puyear and passed by a voice vote of 6 to 1 with Commissioner Lueking voting “no”.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Michael Watson, Secretary