

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 25, 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 Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Allison Harris
Commissioner John Marino

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

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; and Councilmember Mary Ann Mastorakos, Ward II.

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 October 28, 2024 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 6 to 0.** (*Commissioner Midgley abstained.*)

VI. PUBLIC COMMENT

Mr. Garrett Newhouse, 540 Vossbrink, Washington, MO – representing the Petitioner for **Clarkson Square, Lot 4** – available for questions.

Mr. George Stock, Stock & Associates, 257 Chesterfield Business Pkwy, Chesterfield, MO – representing the Petitioner for **P.Z. 07-2024 (314, 326, 330 N Eatherton Rd** – available for questions.

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

- A. Clarkson Square, Lot 4: A sign package for an Electronic Message Center (EMC) at a 0.61-acre tract of land zoned "C8" Planned Industrial located west of Clarkson Road and north of Baxter Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the sign package for an Electronic Message Center (EMC) for Clarkson Square, Lot 4. The motion was seconded by Commissioner Choate and passed by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. P.Z. 07-2024 (314, 326, 330 N Eatherton Rd): A request to rezone from "NU" Non-Urban District to a "PI" Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive.

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

Request Summary

Stock & Associates Consulting Engineers, Inc., on behalf of India Sports Association LLC, has submitted a request to rezone a 19.489-acre tract of land zoned "NU" Non-Urban District to a "PI" Planned Industrial District. The change is in preparation for the proposed development of a multi-sport complex east of Eatherton Road. Proposed site features on the Preliminary Development Plan include an existing house to be renovated and repurposed as a clubhouse, an area for parking, and athletic sports fields and courts.

Public Hearing

A Public Hearing was held on October 14, 2024. At that time, concerns were raised regarding the future parking requirements for the sports complex. Staff confirmed the applicant's intent to meet the City of Chesterfield parking requirements per Section 450.04.030 of the UDC. It was determined that the required parking for the five courts will be computed using the minimum parking required for "Recreation Facility", or 3.3 / 1000 square feet. Twenty (20) spaces will be required for every athletic field, or one (1) space for every four seats, whichever is greater. The batting cages will also be considered as a sports court under the "Recreation Facility" use. The applicant provided a total court area of 9,120 square feet (2 pickleball courts, 3 volleyball courts, and 2 batting cages) which equates to thirty required parking spaces per Code. As mentioned during the Public Hearing, the initial Site Development Plan will include only the seven (7) sports courts and one (1) athletic field. The additional improvements as stated in the petition will ultimately be completed in stages and approved via amendments to the Site Development Plan.

Additional changes since the Public Hearing include revising the parking setback from the right-of-way of Eatherton Road from twenty-five (25) feet to thirty (30) feet so as to not interfere with the required thirty (30) foot landscape buffer. Language has also been added stating the mounting height of all field lighting shall not exceed seventy (70) feet subject to approval by Spirit of St. Louis Airport. The amount of linework has been reduced to provide an approximate location of future improvements, and clarification as to how parking will be computed has been added to the Preliminary Development Plan.

DISCUSSION

Commissioner Wuennenberg discussed the possibility for a future second access point to the property. Mr. Simmers explained the Preliminary Development Plan (PDP) does include an opportunity for second access off Buzz Westfall Drive, if necessary, but reminded the Commission that the PDP is strictly conceptual.

Mr. George Stock explained that the additional access point is really about traffic and how Eatherton Road functions. The intention is to show an alternative route as the project progresses over time.

Commissioner Choate thanked Mr. Stock and Mr. Simmers for addressing her parking concerns.

Commissioner Wuennenberg made a motion to approve P.Z. 07-2024 (314, 326, 330 N Eatherton Rd). The motion was seconded by Commissioner Choate.

Upon roll call, the vote was as follows:

Aye: Commissioner Bilgram, Commissioner Choate
Commissioner Chohan, Commissioner Midgley,
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Tilman

Nay: None

The motion passed by a vote of 7 to 0.

DISCUSSION

Councilmember Merrell Hansen suggested to Mr. Stock that it might be beneficial for him to attend the upcoming Planning and Public Works meeting. She explained that the Commissioners may have similar questions to those during this evening's discussion.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:11 p.m.



Gail Choate, Secretary