

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning
Jim Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, May 20, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, May 20, 2021 in the Council Chambers.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), **Councilmember Dan Hurt** (Ward III), and **Councilmember Tom DeCampi** (Ward IV).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 6, 2021 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of May 6, 2021. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

Chair Monachella made a motion to discuss New Business Item III.A before Unfinished Business. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 4-0.

III. NEW BUSINESS

A. Planning Commission Nominee Interview

Chair Monachella introduced Planning Commission nominee Caryn Carlie.

Ms. Carlie stated that she lives in the Village of Green Trails subdivision in the home that her parents built in 1966. In the past, she had expressed an interest in becoming a member of the Planning Commission, however, there were no openings at that time. She is motivated by rules and is detail-oriented, organized, and can work independently. She feels that these are all qualities that would be beneficial to the Planning Commission. In preparation, she has looked at the City's website, read through several documents and bios, and has watched some of Chesterfield's videos. While acknowledging she does not have the experience, knowledge of procedures or history of prior decisions, Ms. Carlie stated that she is committed to doing the work that is required and is ready for the challenge.

Planning Commission Chair Merrell Hansen stated that most newcomers to the Planning Commission do not have first-hand knowledge. However, Staff always provides information that helps the Planning Commission in making their decisions. It does take time to study the background and to review ordinances. It is the Planning Commission's job to provide information to the City Council to enable them to make decisions.

Councilmember Hurt stated that she needs to be self-assured and have confidence in what she does but also be willing to reach a consensus. He is impressed with her varied background and thinks that she will fit in well with the Planning Commission.

Councilmember Mastorakos stated that since Ms. Carlie has lived in Chesterfield for most of her life, she has the advantage of seeing where the City has been and where it is going. In response to Councilmember Mastorakos' question, Mr. Carlie stated that the City has done an amazing job with the westward development and that Chesterfield has it all; i.e., something for everyone.

Councilmember DeCampi made a motion to forward the Planning Commission nomination of Caryn Carlie to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS

- A. POWER OF REVIEW - 18122 Chesterfield Airport Rd. (Scott Properties) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for a 12.04-acre tract of land zoned "M-3" - Planned Industrial District located at the southeast corner of the intersection of Chesterfield Airport Road and Spirit of Saint Louis Boulevard (17V420157). (Ward 4)

Chair Monachella stated that this project had been delayed until the Planning Commission could review Ordinance 1430 to determine whether the proposed development was in compliance with the Comprehensive Plan. After a thorough review by the Planning Commission, they determined that Ordinance 1430 was noncompliant. Ordinance 1430 was then discussed at the May 6, 2021 Planning & Public Works Committee Meeting. After considerable discussion, the Committee directed Staff to work with the Planning Commission to review and modify zoning within Chesterfield Valley to begin aligning the regulations of the Unified Development Code with the Comprehensive Plan.

In reviewing Ordinance 1430, Chair Monachella stated that the proposed concept for retail in the Site Development Plan for 18122 Chesterfield Airport Road does not meet the criteria for retail that is permitted in Ordinance 1430.

Justin Wyse, Director of Planning, stated that the site plan can be split into two halves; the eastern half, which includes three industrial buildings, and the western half, which is where the retail/office building is proposed. The conflict revolves around the retail portion. Ordinance 1430 permits a commercial shopping area, not to exceed 10 acres, which should be geographically oriented to the principal uses. This Ordinance dates back to 1961 when there was very little development within Chesterfield Valley so the idea of 10 acres of commercial to support the industrial base was acceptable. It is difficult to compare uses from a 60-year-old definition of a shopping center with the current definition of a shopping center as they are very different. So the question is, does the proposed retail fulfill the need of being geographically oriented to the principal users?

There was considerable discussion regarding what type of retail the applicant envisions and whether it meets the geographical orientation that is in the Ordinance. It appears that this is a retail center that will become a shopping destination rather than ancillary retail to support the business park.

George Stock, Stock & Associates representing the petitioner Mr. Scott, stated that when his client started the project, they reviewed Ordinance 1430 which identified a 10-acre area for a shopping center. Mr. Scott does not believe there is a need for a big box shopping center of that size. However, he envisions small shops that support the industrial area such as FEDEX, UPS, coffee shop, copy shop, or small café. This corner is not the mall. There will not be a women's dress shop, or high-end retail clothing stores such as Gucci or Ralph Lauren. The retail is meant to support the people working in that area. Mr. Stock discussed how he agrees the conditions in the Valley have changed significantly over the years including access improvements to / from I-64 at Spirit of St. Louis Blvd., development of Chesterfield Blue Valley, the proposed Gateway Studios project, and other continued development.

Mr. Scott will accept whatever the City decides as he is committed to this plan. Mr. Stock understands that retail is changing and stated that this is not going to be a Best Buy or Target. It will be a niche market to support the surrounding businesses.

There was further discussion regarding how to proceed. At the suggestion of the applicant, it was decided to postpone the project so that a member of the Committee could meet with Mr. Stock and the applicant to discuss further how the plan can be modified to meet the retail use as outlined in Ordinance 1430.

Councilmember Hurt made a motion to hold 18122 Chesterfield Airport Rd. (Scott Properties) SDP until a July 12, 2021 special meeting of the Planning & Public Works Committee meeting to allow a member of the City Council to meet with the Petitioner to discuss the proposed retail. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

- B. POWER OF REVIEW: Incarnate Word Sign Package:** A request for a Sign Package consisting of an Electronic Message Center for a 9.92-acre tract of land located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770). (Ward 1)

Due to illness, the Petitioner has requested that this item be postponed until the June 10, 2021 Planning & Public Works Committee meeting.

Councilmember Hurt made a motion to postpone the Incarnate Word Sign Package until the June 10, 2021 Planning & Public Works Committee meeting. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

I.V. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.