


MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning 

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 7, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 7, 2024 in Conference Room 101.

In attendance:

Chair Dan Hurt (Ward III)
Councilmember Mary Monachella (Ward I)
Councilmember Mary Ann Mastorakos (Ward II)
Councilmember Merrell Hansen (Ward IV)
Justin Wyse, Director of Planning
Shilpi Bharti, Planner
Isaak Simmers, Planner
Theresa Barnicle, Executive Assistant
John Nations, Doster, Nations, Ullom, & Boyle, LLC.
Ed Garozzo, Gray Design Group
Ty Gramling, Stock and Associates
Rob Meurer, White Company Commercial Real Estate
Rusty Saunders, Loomis Associates
Tony Wiese, B-Street Collision
Matt Nieters, Gray Design Group
Zachary Stutz, Stock & Associates

The meeting was called to order at 5:30 p.m. by Councilmember Monachella. Chair Dan Hurt arrived at 5:32 p.m.

The council unanimously agreed to discuss items in the following order: New Business items III.D, III.C, III.B; followed by Unfinished Business items II.A and II.B; then New Business item III.A.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 10, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of October 10, 2024. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

- A. Long Road Crossing:** An Amended Site Development Concept Plan for Long Road Crossing subdivision located on a 22.99-acre tract of land located at northwest intersection of Chesterfield Airport Road and westbound Long Road, zoned "PC"-Planned Commercial. (Ward 4)

DISCUSSION

This agenda item, along with the subsequent item, II.B were revisited from being postponed at the October 10, Planning and Public Works Committee meeting. The applicant revised their proposal to include changes to the landscaping and building design. In addition, City staff had done ample research into other vehicle dealerships and facilities around the Chesterfield Valley area for the purpose of comparing this plan to others similar to it.

Upon being presented with the amendments, the council discussed the adequacy of the screening and landscaping, with concerns about the visibility of vehicles from highway I-64. Chair Hurt emphasized the need for better screening and landscaping to meet design criteria and City code requirements.

Mr. John Nations, a lawyer representing the petitioner, inquired to the council on where the petitioner failed to comply with the plan. Mr. Hurt noted that the City Code criteria noted in the Staff report, particularly the screening of outdoor storage areas from I-64 and the parking along I-64 do not comply with code. Mr. Nations subsequently requested that both unfinished business items be held until the next meeting, to which the council was in agreement.

Councilmember Hansen made a motion to postpone Long Road Crossing Site Development Concept Plan until the November 21, 2024 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Monachella, and passed by a voice vote of 4-0.

- B. Long Road Crossing, Lot B-2:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a vehicle repair facility located on a 4.6-acre tract of land located east side of Long Road Crossing Drive, zoned "PC"-Planned Commercial. (Ward 4)

DISCUSSION

Councilmember Mastorakos made a motion to postpone the Site Development Section Plan for Long Road Crossing, Lot B-2 until the November 21, 2024 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

III. NEW BUSINESS

- A. Long Road Crossing, Lot A-2:** A Site Development Section Plan, Landscape Plan, and Lighting Plan for a 1.93-acre tract of land zoned "PC" Planned Commercial District located south of Long Road Crossing Drive and east of North Chesterfield Industrial Boulevard. (Ward 4)

DISCUSSION

The plan for the development of this lot was presented by Mr. Isaak Simmers. The presented plan is for an automotive repair shop that will provide minor repairs and services to vehicles. The building will be approximately 4,430 gross square feet and will include an area for service, office space for staff, and utility room. The parking will allow for 89 spaces in total, 59 of which were spaces allocated for loaner vehicles and vehicles awaiting service. These spaces are shaded on the presented plan.

The committee discussed the potential need to reduce the number of parking spaces and improve the design to meet code requirements. Mr. Matt Nieters, petitioner for the applicant, explained the business model and the need for multiple parking spaces to facilitate quick vehicle turnover. Members of the committee; however, expressed skepticism about the need for such a large number of parking spaces and that the proposal is for outdoor storage thus requiring screening. Mr. Rusty Saunders, landscape architect with Loomis and Associates, addressed the council to clarify what they would deem acceptable regarding landscaping. Chair Hurt suggested that the petitioner work with staff to address the committee's concerns and improve the design.

Overall, it was decided that the best course of action would be to postpone a decision of the item until the petitioner can revise their proposal to provide amended parking and landscaping solutions, which they intended to do by the next PPW meeting.

Councilmember Monachella made a motion to postpone the Site Development Section Plan for Long Road Crossing, Lot A-2 until the November 21, 2024 Planning and Public Works Committee meeting. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 4-0.

- B. P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4):** An amendment to Article 4 of the Unified Development Code for modifications to the City's Tree List.

DISCUSSION

Mr. Justin Wyse presented some minor amendments to Article 4 of the Unified Development Code regarding landscaping, which included replacing the Standard River Birch with the Dura Heat River Birch, as well as removing invasive pear trees and adding arborvitaes. The Parks Citizens Committee and City Arborist supported the amendments and approval was recommended by the Planning Commission.

Councilmember Hansen made a motion to recommend P.Z. 08-2024 City of Chesterfield (Unified Development Code – Article 4) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 4-0.

- C. Chesterfield Village Mall:** A Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned "PC&R" Planned Commercial and Residential District located on the south side of Interstate 64, east of Chesterfield Parkway. (Ward 2)

DISCUSSION

The applicant has asked to postpone this item to be discussed at the November 21 Planning and Public Works Council meeting, to which council agreed.

Councilmember Hansen made a motion to postpone Chesterfield Village Mall until the November 21, 2024 Planning and Public Works Committee meeting. This was seconded by Councilmember Monachella, and passed by a voice vote of 4-0.

D. Street Acceptance – Chesterfield Ridge Center Drive (Ward 2)

DISCUSSION

Councilmember Mastorakos made a motion to recommend Street Acceptance – Chesterfield Ridge Center Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen, and passed by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:05 p.m.