

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 9, 2021**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

ABSENT

Commissioner Caryn Carlie
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Guy Tilman
Commissioner Steven Wuennenberg
Chair Merrell Hansen

Councilmember Mary Monachella, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Chris Dietz, Planner
Ms. Natalie Nye, Planner
Ms. Mary Ann Madden, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 06-2021 O’Sullivan Mortuary (St. Andrew Kim Parish):** An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (16Q130977, 16R340281).

STAFF PRESENTATION:

Planner Natalie Nye gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nye then provided the following information about the subject site:

Request

The applicant is requesting to amend Ordinance 1313 to include an additional 0.17 acre parcel, and to permit one additional use – *Church or other place of worship*. St. Andrew Kim Parish intends to occupy the existing building with no major site changes.

Existing Conditions

The subject site is zoned “C8” Planned Commercial District and includes an existing building. The 0.17 acre to be incorporated into the parcel is zoned “C2” Shopping District. The entire site is designated as *Neighborhood Center* per the Comprehensive Plan, and the proposed amendment is compatible with the Comprehensive Plan.

Site History

In 1984, the site was rezoned to “C8” Planned Commercial District by St. Louis County, and later amended by the City in 1995 to permit a mortuary use. Earlier this year, both the subject Ordinance Amendment, as well as a Boundary Adjustment Plat, were submitted for the operation of St. Andrew Kim Parish.

Permitted Uses

The governing ordinance, Ordinance 1313, allows the following permitted uses:

- One Office Building
- One Building for a Mortuary Use with an Accessory Apartment

The applicant is requesting one additional permitted use:

- Church or Other Place of Worship

PETITIONER’S PRESENTATION:

1. Mr. Mike Baalman, Archdiocese of St. Louis, 2 Daniel Drive, O’Fallon, MO

Mr. Baalman stated that the subject site will serve as the new home for St. Andrew Kim parish and will include worship space, a fellowship hall, and associated offices. They are seeking an amendment to allow *church or other place of worship* as a permitted use. The parish currently has 60 parishioners with an anticipated 100-120 parishioners in the future.

2. Mr. Thomas R. DuBois, Archdiocese of St. Louis, 20 Archbishop May Drive, St. Louis, MO

Mr. DuBois explained that the St. Andrew Kim parish is a small Korean parish that worshipped in a church in University City, which has been sold. They are interested in relocating to the Chesterfield site as their congregation is primarily in the West County area.

3. Mr. John K. Luehrs, Archdiocese of St. Louis, 2 Daniel Drive, O’Fallon, MO – available for questions

Discussion

Responding to questions from the Commission, both Staff and the Petitioner's representatives provided additional information on the following topics:

Parking/Buffers

Parking requirements will be based on the square footage of the building. Staff believes that the number of parking spaces provided for the existing building are sufficient, but a more thorough review will be conducted at the time a Municipal Zoning Approval application (MZA) or Site Development Plan is submitted. The office building next door will most probably be used at different hours than the proposed church use, which provides an opportunity for shared parking. If parking is expanded in the future, Staff will review whether a buffer is needed between the subject site and the adjacent site to the west. Ms. Nye noted that the Petitioner is not proposing to expand parking at this time.

Mr. Baalman stated that as the parish grows, they would like to have the opportunity to expand the parking if needed. It is anticipated that 9-10 parking spaces could be provided on the western parcel. The parking spaces would be approximately 20' deep and would still allow at least 30' of buffer between the subject site and adjacent gas station to the west. It is the Petitioner's intent to follow the City's requirements for landscaping.

Mr. Baalman also noted that there are other parking opportunities to the east towards the office component, which has its own parking area. The parish would be interested in entering into a shared parking agreement with the property owner, if the need arises in the future.

Parking for special events at the church could also utilize the parking lot to the east if a parking arrangement with the property owner can be worked out. It is not anticipated that visitors would park across the street and try to cross Olive Street Road to access such events.

Traffic

The issue of how traffic along Olive Street Road would impact the site, especially left-hand turns onto Olive, will be reviewed by Staff at the MZA or Site Development Plan stage.

Mr. Baalman stated that the worship practices of the proposed church would be similar to that of any church in the Archdiocese. This would include Saturday evening and Sunday morning services. There may also be evening events during the week. None of the services or events would occur during peak traffic hours.

Setbacks

Mr. Justin Wyse, Director of Planning, stated that the current site-governing ordinance provides the following setbacks:

- 5' side yard setback to the west (*between the subject site and adjacent service station*)
- 30' parking setback to the south (*this matches the City's landscape buffer requirements between commercial and residential properties*)
- 50' structure setback to the south

All of these setbacks are in alignment with the City's current code requirements, and will be extended into the subject petition's requirements.

Site Improvements

Mr. Baalman reported that the following improvements will be made to the site:

- Entire parking lot will be upgraded in its existing configuration. A large amount of the lot will be replaced and the remainder will have a new topcoat and be restriped.
- The existing building will have an interior remodel. Exterior work will be done to the soffits, fascia, and gutters. A new roof will also be installed.

Water Issues

Mr. Wyse explained that there have been water issues in this area along the rear of the adjacent properties. Within the last 12-18 months, some of the City's engineering staff have met with an adjacent commercial property owner and nearby residents to address the issue. It was noted that the water issues have not stemmed from the subject site but rather from nearby property.

Stormwater Detention

Mr. Baalman confirmed that the site includes an existing open stormwater detention basin.

Fence/Landscaping.

Mr. Baalman confirmed that the fence to the rear of the site is not on the subject site, however, the vegetation in front of the fence is on the subject site. He added that the vegetation could be cleaned up and amended to create a more attractive buffer.

Contact with Adjacent Property Owners

Mr. DuBois stated that letters were sent to adjacent property owners per the Application requirements. Two responses were received:

- One inquiring about the fence – the resident was informed that the fence is not on the subject site;
- One from the developer of the Hog Hollow office center inquiring about parking – he was informed that services at the church would not be held during the day and therefore not encroach on the office center's parking.

Educational Opportunities

Mr. DuBois stated that there will not be any preschool or elementary school offering at this location noting that the building would not support such an activity.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Mr. Jerry Duepner, 8 Glen Cove Drive, Chesterfield, MO.

Mr. Duepner clarified that the fence is from the original development, and was already in place on the residential side when he moved into his property 30 years ago.

He also commented on the stormwater issues in the area noting that it seems to have been addressed with riprap, and added that his neighbor to the west has had some issues with stormwater as well.

Speaker suggested that a cross-parking agreement with the office building be required to address overflow parking.

Petitioner's Response

Mr. DuBois stated that parking for the site is based on one space/four seats in the church. Based on their remodel, they have enough parking available on their property alone to accommodate the church's needs.

Discussion

Commissioner Tilman asked that Staff have either the City or Applicant address what the retention needs are for the site based on the intended use, and to make sure it's functioning properly.

Mr. Wyse clarified that the primary issue with stormwater has been with one of the neighboring properties because of changes made to the design of the system, which are now being modified to correct the problem. He is not aware of any issues that stem from the subject site that are creating the stormwater problems.

Staff then confirmed that the Planning Commission is strictly reviewing the use of *church and other place of worship* as an additional use for the site, along with incorporating the 0.17 acre parcel. The issues pertaining to stormwater, parking, aesthetics, etc. are for the next phase of this project.

V. APPROVAL OF MEETING SUMMARY

Commissioner Staniforth made a motion to approve the Meeting Summary of the July 26, 2021 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

A. P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates)

Representing the Petitioner

1. Mr. George Stock, Stock & Associates Consulting Engineers, Inc. 257 Chesterfield Business Parkway, Chesterfield, MO
2. Mr. John Wright, #2 North Meramec Avenue, St. Louis, MO

Mr. Stock stated that they are requesting a rezoning to the Planned Industrial District. Since the Public Hearing, they have responded to all issues in a manner which they believe should be satisfactory to the Planning Commission.

Discussion

Fence

Commissioner Carlie acknowledged that the applicant is amenable to providing an 8' fence to shield the crates from view, and asked if the stacking of crates would be kept below the fence line. Mr. Stock replied that the two-crate height would be stacked adjacent to, and hidden by, the fence. Crates stacked higher than that would be stored at the center of the lot.

Chair Hansen asked for clarification as to whether the fence would be reviewed by the Architectural Review Board. Mr. Justin Wyse, Director of Planning, stated that because of the fence's location, it is not anticipated it will go before ARB but will be part of the Site Plan approval.

Mr. Wright added that the fence will be a beige color to match the color palette of the train station.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. UNFINISHED BUSINESS

- A. **P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates)**: A request for a zoning map amendment from the 'PI' Planned Industrial District to a new 'PI' Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133).

Planner Chris Dietz stated that the request is to rezone Lots 14 and 16 into a new, separate "PI" Planned Industrial District in order to accommodate a motorcycle and ATV dealership with an outdoor storage area. There would be a limited outdoor display of vehicles during business hours.

The request also proposes changes to the following Development Criteria:

- Permitted Uses
- Structure and Parking Setbacks.
- Floor Area, Height and Building Requirements (*Open space, F.A.R. and Building Height*).

The Public Hearing for this petition was held on June 28, 2021, at which time three issues were raised:

1. **Refine requested Permitted Uses and eliminate those that may not be applicable to the Applicant's request**
The applicant has removed 10 uses; 2 requested permitted uses remain.
All 23 Permitted Uses have been included in the draft Attachment A.
2. **Open Space should align with the UDC requirement of 35% for the "PI" District.**
The applicant has revised the narrative and Preliminary Plan to reflect 35% open space.
Language reflecting 35% open space is included in the draft Attachment A.

3. Planning Commission expressed concern as to how this will be fully screened from the site's exterior and directed Staff to review screening requirements with the Applicant.

Staff proposes that an 8' screening wall be allowed within structure setbacks to further screen outdoor storage from view.

Staff proposes that stacking of goods shall be limited to where goods are not visible from offsite.

Applicant is amenable to both approaches; Language addressing this issue can be found in the draft Attachment A.

Councilmember Monachella asked if all the permitted uses in the Attachment A are in line with the Comprehensive Plan. Mr. Dietz responded that while reviewing the request, Staff looked at which permitted uses are no longer allowed in the "PI" Districts as the UDC outlines them today. The ones that were still allowed may now be worded differently within the UDC. All the uses currently being requested are allowed in the "PI" District.

Responding to a question from Mr. Wyse, Mr. Stock confirmed that it is the Applicant's intent to consolidate the two parcels of the subject site into one lot.

Commissioner Wuennenberg made a motion to approve P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 (Stock and Associates). The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

Aye: Commissioner Midgley, Commissioner Roach, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg, Commissioner Carlie, Commissioner Harris, Commissioner Marino, Chair Hansen

Nay: None

The motion passed by a vote of 9 to 0.

- B. **P.Z. 06-2021 O'Sullivan Mortuary (St. Andrew Kim Parish):** An ordinance amending City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing "C8" Planned Commercial District located at 13996 Olive Boulevard (16Q130977, 16R340281).

Commissioner Wuennenberg made a motion to approve P.Z. 06-2021 O'Sullivan Mortuary (St. Andrew Kim Parish). The motion was seconded by Commissioner Tilman.

Upon roll call, the vote was as follows:

Aye: Commissioner Roach, Commissioner Staniforth, Commissioner Tilman, Commissioner Wuennenberg,

**Commissioner Carlie, Commissioner Harris,
Commissioner Marino, Commissioner Midgley,
Chair Hansen**

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

Commissioner Marino reported on the August 3rd Ordinance Review Committee Meeting, and noted that another meeting would be scheduled within the coming weeks.

XI. ADJOURNMENT

The meeting adjourned at 8:04 p.m.



Jane Staniforth, Secretary