



MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
January 24, 2008

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 24, 2008 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Jane Durrell** (Ward I); **Councilmember Bruce Geiger** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Mike Casey (Ward III); Maurice L. Hirsch, Jr., Planning Commission Chair; Mike Herring, City Administrator; Mike Geisel, Director of Planning & Public Works; Charles Campo, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Fults called the meeting to order at 5:31 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 10, 2008 Committee Meeting Summary

Councilmember Geiger made a motion to approve the Meeting Summary of January 10, 2008. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Interview of Planning Commission Nominee – Amy Nolan

Chair Fults introduced Amy Nolan, nominee for the Planning Commission and thanked her for her willingness to serve.

Ms. Nolan stated she has been a resident of Chesterfield for 31 years growing up in the White Plains Subdivision with subsequent moves to Highcroft and Wilson Road. She currently resides in the Wilson Manor Subdivision. She has degrees from Kansas University in both Industrial Design and Interior Design. Her coursework has included several architectural classes. Ms. Nolan further stated that she has a desire to help and enhance the City.

Ms. Nolan is the mother of three children with the youngest being twelve years old.

Chair Fults explained that it is important to prepare for the Planning Commission meetings by reviewing the meeting material beforehand so that any questions can be asked and answered during the meeting. She stated that it is also important to let her voice be heard and to express any concerns during the meeting process.

Chair Fults asked Ms. Nolan for her views on how the City has been developed to date. Ms. Nolan replied that she sees Chesterfield becoming more of a community. She took note of the community sports in Chesterfield and expressed appreciation for the additional park areas. She expressed her appreciation for the trees throughout the City noting that the City is working on regaining green space by re-planting trees after their removal for development purposes.

Councilmember Hurt asked her views on development in Chesterfield. Ms. Nolan replied that she is for development to a certain extent. She feels that development should be contained in certain areas and kept under control.

Ms. Nolan expressed enthusiasm for the development of downtown Chesterfield. She hopes to see it developed like Webster Groves or Clayton where everything is combined in one area.

Councilmember Casey asked Ms. Nolan if she has had the opportunity to talk to any of the current Planning Commissioners. Ms. Nolan replied that she had spoken to the Mayor and the Ward Four Council Members, but had not yet met any of the Commissioners.

Councilmember Geiger questioned whether Ms. Nolan has any financial interests in any properties in Chesterfield. Ms. Nolan replied that she does not.

Councilmember Geiger then asked if she has any prior experience in zoning matters. Ms. Nolan replied that she does not.

Councilmember Hurt noted the time commitments involved in serving on the Planning Commission. Ms. Nolan felt this would not be a problem.

Councilmember Durrell pointed out that one of the differences between members of the Commission and members of Council is that Planning Commissioners do not receive as much personal feedback from the public. Planning Commissioners need to be more concerned with following the requirements established for development in the City. She encouraged Ms. Nolan to become familiar with the City's guidelines and requirements.

Planning Chair Hirsch welcomed Ms. Nolan to the Commission and invited her to the January 28th Planning Commission meeting. He stated that a meeting packet would be made available to her. It was also noted that the meeting packets are available online from the City's website.

Planning Chair Hirsch explained that while Commissioners are appointed by Ward, they are not Ward-specific when considering petitions being presented. The Commission's constituency includes all City residents. He noted that the Commissioners concentrate on issues such as uses, trees, access, etc. rather than on Ward-specific concerns.

It was noted that an introductory meeting will be arranged for Ms. Nolan to meet with the Director of Planning & Public Works, members of Staff, the City Attorney and the Planning Chair.

Councilmember Hurt asked Ms. Nolan for her views on what she feels should have been done differently in the City. Ms. Nolan questioned the location of City Hall feeling that it should have been built on the south side of Highway 40, along the Parkway, closer to the "center of the City". It was noted that the City had originally planned to construct City Hall in that area but sufficient land was not available to the City for that purpose.

Ms. Nolan stated that she likes how the Valley has been developed – she feels it is "very upscale". She said she would like to see a couple of changes in building fascia in the Valley. She acknowledged that there are not many trees in this area realizing that the development is a strip mall. She appreciated the attractive entry ways into The Commons area with the fountains and flowers.

Mr. Geisel advised Ms. Nolan that Staff is a resource for the Planning Commission. Staff reviews the petitions as they come in to determine whether they meet all the application criteria. Staff will identify those items that are, or are not, in conformance with those minimum requirements. He noted that Staff

members are not proponents or advocates but perform a regulatory role as gatekeepers in shepherding petitions through the process. The Commission is a recommending body while Council is a legislative body.

Chair Fults again thanked Ms. Nolan for her willingness to serve the City.

Chair Hurt made a motion recommending to City Council the appointment of Ms. Amy Nolan to the Planning Commission. The motion was seconded by Chair Fults and **passed by a voice vote of 4 to 0.**

- B. P.Z. 24-2007 Mark Andy Inc. (18081 Chesterfield Airport Rd.):** A request for a change of zoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 23 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road. (17V510016).

Staff Report

Mr. Charles Campo, Project Planner, stated that the Public Hearing for P.Z. 24-2007 was conducted on June 11, 2007. A vote on the petition was postponed in order to give the Petitioner time to work out some issues regarding access between the County, the Petitioner’s property, and some adjacent developments. Those issues have now been resolved and the Petitioner is satisfied with the way the Attachment A is written.

Planning Commission Report

Planning Chair Hirsch reported that the Commission approved P.Z. 24-2007 by a vote of 7 to 0. The main change was the rezoning from “M-3” to “PI”.

DISCUSSION

Parking

Councilmember Hurt asked why the site shows so many parking spaces. Mr. Mike Howard, Petitioner, stated the company runs a three-shift operation where the machines must be continuously run. As a result, there is an overlap in shifts which requires extra parking.

Addition on the Existing Building

It was noted that the addition on the existing building will be for Mark Andy’s use to accommodate the company’s expansion.

Lot A Proposed Building

Mr. Mike Doster, Attorney for the Petitioner, stated that there are a couple different possibilities for the property:

- The property may be developed with an office building to be used by Mark Andy or possibly sold to another company.

- Since Mark Andy is such a successful manufacturing operation, it is possible that Mark Andy may expand on the site to the north with a manufacturing operation.

Outdoor Storage

Chair Fults asked whether there would be any outdoor storage of manufactured products on the lot facing Highway 40. Mr. Doster replied that there is no outdoor storage with the present facility and there is no intention of having outdoor storage with the proposed facility. Mr. Howard added that the products being built must be in a controlled environment.

Chair Fults expressed concern about outdoor storage on the property facing Highway 40 in the event the property is sold or sub-leased. Mr. Doster stated that they are in agreement to having outdoor storage prohibited on the site.

Abstention

Councilmember Hurt stated he would be abstaining from the vote as Mark Andy is a current customer of one of his operations. He noted that Mark Andy is a great corporate citizen with respect to manufacturing.

“PC” Zoning vs. “PI” Zoning:

Mr. Doster explained that “PI” zoning is being requested so that the Petitioner can retain the flexibility of having a manufacturing use on the northern end and to accommodate what is being done on the southern end. He noted that manufacturing is not allowed under “PC” zoning.

Councilmember Durrell made a motion to forward P.Z. 24-2007 Mark Andy Inc. (18081 Chesterfield Airport Rd.) to City Council with a recommendation to approve. The motion was seconded by Councilmember Geiger.

Chair Fults made a motion to amend the motion by amending Section I.A.3. of the Attachment A regarding the restriction of uses as follows:

- d. No outdoor storage of raw materials or finished products associated with any of the above uses.**

The motion was seconded by Councilmember Geiger and **passed** by a voice vote of 3 to 0 with **Councilmember Hurt** abstaining.

The motion recommending approval, as amended, passed by a voice vote of 3 to 0 with Councilmember Hurt abstaining.

**Note: One bill, as recommended by the Planning Commission, will be needed for the February 4, 2008 City Council Meeting.
See Bill #**

[Please see the attached report prepared by Mike Geisel, Director of Planning & Public Works, for additional information on P.Z. 24-2007 Mark Andy Inc. (18081 Chesterfield Airport Rd.).]

IV. ADJOURNMENT

The meeting adjourned at 6:08 p.m.