

# MEMORANDUM

TO: Mike Geisel, Acting Co-City Administrator  
FROM: Aimee Nassif, Planning and Development Services Director  
SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 23, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 23, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Barbara McGuinness** (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Bruce DeGroot** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Guy Tilman, (Ward II); Planning Commission Chair Stanley Proctor; Planning Commission Member Merrell Hansen, Planning Commission Member Laura Lueking; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior 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 June 9, 2016 Committee Meeting Summary

**Councilmember Bridget Nations** made a motion to approve the Meeting Summary of June 9, 2016. The motion was seconded by **Councilmember DeGroot** and **passed by a voice vote of 4-0**.

## II. UNFINISHED BUSINESS – None.

At **Chair Hurt's** request, the Committee agreed to discuss New Business Item B before the Planning Commission interviews.

## III. NEW BUSINESS

- B. **P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road)**: A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

## STAFF REPORT

**Jonathan Raiche**, Senior Planner, presented the project request for a zoning map amendment for a 2.65 acre site located at 16861 Chesterfield Airport Road. **Mr. Raiche** gave a PowerPoint presentation showing photographs of the site and surrounding area. The current governing

ordinance permits only a sit-down restaurant. The Applicant is requesting an additional seven uses:

1. Restaurant, Sit Down (currently Permitted)
2. Coffee Shop
3. Commercial Service Facility
4. Office, General
5. Professional and Technical Service Facility
6. Restaurant, Take out
7. Restaurant, Fast Food (without drive-thru and limited to "fast casual")
8. Retail Sales Establishment, Neighborhood

The subject site is located within the Mixed Commercial Use land use designation. The requested uses are all consistent with the City's Land Use Plan.

### **Preliminary Plan**

As shown on the Preliminary Plan, there is a 24,000 sq. ft. building on the northern portion of the site with parking located primarily on the southern portion of the site. There will be shared access with the Pacific Dental building on the west through an existing access drive. There will also be cross access on the east through an existing access drive. Attachment A requires that cross access be provided through the site. Proposed hours of operation are limited to 6 a.m. to 11 p.m., which is consistent with the Pacific Dental building. There is a 30 foot landscape buffer along Chesterfield Airport Road and a 20 foot buffer on the north. MoDOT has given the Applicant permission to plant on MoDOT's right of way in order to increase the buffer to 25 feet on the north.

### **PLANNING COMMISSION REPORT**

Planning Commission Chair, Stanley Proctor, stated a Public Hearing was held in November of 2015 with a subsequent Issues Meeting in May 2016. Issues pertaining to cross access and hours of operation were raised. The Applicant successfully addressed those issues and the Planning Commission unanimously recommended approval of the zoning map amendment.

### **DISCUSSION**

In response to Chair Hurt's question, Ms. Aimee Nassif, Planning and Development Services Director, explained that a Commercial Service Facility is defined as a business that offers services along with some retail goods such as a print shop or copy shop.

**Councilmember Nations made a motion to forward P.Z. 11-2016 Kemp Auto Museum (16861 Chesterfield Airport Rd.) to City Council with a recommendation to approve. The motion was seconded by Councilmember McGuinness and **passed** by a voice vote of 4-0.**

**Note: One Bill, as recommended by the Planning Commission, will be needed for the July 18, 2016 City Council Meeting. See Bill #**

**[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 11-2016 Kemp Auto Museum (16861 Chesterfield Airport Rd.).]**

## **A. Planning Commission Nominee Interviews**

Before the interviews took place, Planning Commission Chair, Stanley Proctor, stated he has no objection to the existing procedure used to select members of the Planning Commission. However, he would recommend that the Planning Commission Chair be notified in advance of who the nominees are. He believes the Chair should not be involved in the selection process of the nominees but if there are nominees for the Planning Commission, then he feels the Planning Commission Chair should be notified in advance of who the nominees are prior to the interview process. He noted that his suggestion does not reflect in any way on the current nominees. If Council approves them, he would be more than pleased to work with them on the Planning Commission.

### **Discussion**

There was a brief discussion on the current notification policy and the Committee agreed that the Planning Commission Chair should be included on the distribution list of the nominees' resumes.

**Councilmember DeGroot made a motion to formally notify the Planning Commission Chair of any future nominees for the Planning Commission.** The motion was seconded by Councilmember Nations.

Mayor Nation was not in agreement of with changing the policy. He stated that in certain circumstances there are could be legitimate reasons why he may not want to inform the PC Chair ahead of time. Councilmember McGuinness stated her opinion that once the nominees have been selected, the PC Chair should receive a copy of the nominee's resume before the interview process.

**The above motion passed by a voice vote of 4-0.**

Chair Hurt then introduced nominee John Marino, representing Ward II.

Mr. Marino thanked the Committee for considering him. He stated he grew up in Chesterfield and has recently moved his family back to Chesterfield. The City has experienced phenomenal growth and he wants to make sure there is a clear succession plan for the City. He is a partner with the law firm of McMahan Berger. Their main focus is labor and employment defense and his practice focuses on litigation management and consulting. Mr. Marino indicated that after reviewing the developers with whom the City is currently working, his firm is not representing any of them.

In terms of what can be improved upon in Chesterfield, Mr. Marino stated his concern for the downfall of Chesterfield Mall since the outlet malls have opened.

Chair Hurt then introduced nominee Nathan Roach, representing Ward 4.

Mr. Roach stated for several years, he has had an interest in serving on the Planning Commission which stems back to a time when he was involved in store planning and researching new retail locations. He has lived in Chesterfield since the late 1980s. He owns a consulting firm and is involved in marketing research for consumer product companies such as retail chains and restaurants.

In terms of what can be improved upon in Chesterfield, he explained that most retail chains have three or four different store designs they can use, but they choose to use the one that looks similar

to their other stores and the one that is the most economical to build. If they are asked to come up with a more upscale model, they can usually do so. He gave the example of the Walgreen's at the corner of Clarkson and Clayton Road in Ellisville versus the one located at Long Road and Chesterfield Airport Road. The Ellisville store obviously was more expensive to build, but retailers will pitch the most economical model to build. He believes that Chesterfield is a community that warrants more upscale models.

Planning Commission Chair, Stanly Proctor, advised Mr. Marino and Mr. Roach that if their nominations are approved by City Council, they will be introduced to the other members of the Planning Commission at their first Planning Commission meeting. As Chair, he believes that the better the Commissioners know one another, the better they can work together.

**Councilmember DeGroot made a motion to forward the Planning Commission nominations of John Marino, representative of Ward II, and Nathan Roach, representative of Ward 4, to City Council with a recommendation to approve.** The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

Chair Hurt stated City Council will vote on these nominations at the July 18, 2016 meeting.

## OTHER NEW BUSINESS

Councilmember McGuinness stated she received an email from a resident who lives on a corner lot and who has questions about where to store her trash cans so they are not visible from the street. Councilmember McGuinness noted that this is a real problem for residents who live on corner lots and suggested that the ordinance be reviewed.

**Councilmember McGuinness made a motion directing Staff to review the property maintenance ordinance and make a recommendation on how to address concealing trash cans on corner lots or double frontage lots.** The motion was seconded by Councilmember Nations.

### Discussion

Ms. Aimee Nassif, Planning and Development Services Director, explained that the City's Property Maintenance Code states that for residences, trash cans cannot be stored so they are visible from the front of the property. There is no special compensation or dispensation for corner lots. There are currently a couple of cases in Municipal Court related to this issue. The Ordinance has already been reviewed and there are no exceptions or variances whatsoever. Since this is under current litigation, the Committee decided it would not be appropriate to consider a review at this time. Ms. Nassif agreed to inform the Committee after the current cases have been resolved in Court.

Councilmember McGuinness withdrew her previous motion and Councilmember Nations concurred.

(Councilmember McGuinness left the meeting at 6:15.)

#### **IV. PROJECT UPDATES**

Ms. Aimee Nassif, Planning and Development Services Director, presented updates on the following projects:

##### **WARD I: PROJECT UPDATE**

- Warwick on White Road- zoned R2. Site plan for 10 new homes is under review.
- Zoning map amendment for Monsanto Chesterfield Campus to the "UC" District. Will be on for vote before the Planning Commission in July.

##### **WARD II: PROJECT UPDATE**

- I-Fly – 595 Chesterfield Center – Waiting on mylar of approved site plan and submittal of improvement plans.
- The Grove in Chesterfield Development – 96 assisted living units. Currently under construction.
- Watermark at Chesterfield Village – A Site Development Plan for three 4 story multi-family structures – Site Development Plan is under review.
- Rabo AgriFinance Headquarters located at 14767 N. Outer 40. Office building with structured parking.
- Highland on Conway – Under construction.
- 40 West Luxury Living. Change of zoning to R-6 (14.2 acres). Public Hearing held on May 23, 2016.
- Wild Horse Baxter Center (Shelbourne) - Change of zoning to UC (5.21 acres). Public Hearing scheduled for June 27, 2016.

##### **WARD IV: PROJECT UPDATE**

- Arbors at Wilmas Farm. Zoned for 47 single family lots on 50 acres. Site Development Plan under review with Planning Commission.
- Boones Crossing NE, Lot 1B (Midwest Regional Bank) – Site Development Section Plan under review with staff. Tentative ARB on July 14<sup>th</sup>.
- Chesterfield Commons Six, Lot 7B (Courtyard by Marriot). Four story, 112 room hotel currently under construction.
- Beyond Self Storage – 3 story, 44 ft. tall self-storage facility. ARB reviewed on June 9. Site development plan still under review with Staff.
- P.Z. 04-2016 US Ice Sports Complex – Valley Gates (Topgolf USA Chesterfield LLC) – Rezoning to "PC" District (22.2 Acres). Public Hearing scheduled for June 27.
- The Wedge – A convenience store, fast food restaurant with drive-thru, two fuel pump islands, drive-thru car wash, and retail building. ARB reviewed on May 12. Currently under review with staff.
- Cavender's – Now Open

##### **OTHER PROJECTS UNDER REVIEW**

- Arbors at Kehrs Mill
- Brattle Hill
- Rock and Brews
- Holiday Inn Express
- Bur Oaks
- Edison Express

- Willows at Brooking Park
- Friendship Village
- 116 S. Greentrails
- Four Seasons – Panera
- Kraus Farm Center
- Schoettler Grove
- Raising Cane’s restaurant
- Twin Peaks restaurant

**V. OTHER**

**VI. ADJOURNMENT**

The meeting adjourned at 6:36 p.m.