

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning **JW**

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 18, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 18, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV). Councilmember Mary Monachella was absent.

Also in attendance were: Councilmember Gary Budoor (Ward IV); Architectural Review Board Chair Mick Weber; Architectural Review Board Vice-Chair Scott Starling; Architectural Review Board Members Kris Mehrtens and Susan Lew; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Shilpi Bharti, 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 23, 2022 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of June 23, 2022. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

B. Approval of the July 7, 2022 Special Planning & Public Works Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of July 7, 2022. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS - None.

III. NEW BUSINESS

- A. **POWER OF REVIEW: Chesterfield Commons, Lot 14 (Schnucks) AAE**: Amended Architectural Elevations and Lighting Plan for a retail anchor on a 160.8-acre tract of land, zoned "C8" Planned Commercial District located at the south of THF Boulevard. (Ward 4)

STAFF PRESENTATION

Shilpi Bharti, Planner, stated that Schnucks has submitted Amended Architectural Elevations and Lighting Plan for an anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of the tenant space.

The project was reviewed by the Architectural Review Board on June 9, 2022 who recommended approval with conditions. The applicant has since fulfilled those conditions.

The project was then reviewed by the Planning Commission on August 8, 2022 at which time the Commission recommended approval along with a recommendation of Power of Review by City Council. It is noted that during the Planning Commission meeting, there was discussion regarding the color of the brick stain.

DISCUSSION

Chair Hurt provided a brief history of the inception of the Architectural Review Board (ARB) and their part in developing the color palette of Chesterfield Commons and stated that the City has since followed along that same path. The ARB, as well as the Planning Commission, have expressed some concern regarding the proposed color and material selections and how they will relate to the surrounding development.

Chair Hurt cited a similar situation in the past where Council met onsite to determine whether color and materials would blend into the surrounding area and the meeting proved to be very beneficial. He, therefore, suggested that a meeting be held onsite to actually see samples of various colors of brick stain on the building façade to determine which color would best complement the color palette of Chesterfield Commons.

Councilmember Mastorakos stated she would like to hear from the ARB regarding the proposed change in the roofline and also how they perceive the color change.

Councilmember Hansen stated that she likes the existing unique rooftop articulation throughout the Commons and believes that the proposed change is more basic. With reference to the consistency in the coloring and blending to distinguish the building, she believes that the Schnucks sign alone will accomplish that without changing the color palette.

Mick Weber, ARB Chair, explained that ARB has a set of guidelines that they use in reviewing all projects. In this particular project where Schnucks is proposing a little bit different look than the rest of The Commons, ARB looks to see if there is a good start/stop point where the change needs to pick back up with the original concept.

Mr. Weber also noted that signage is not part of the ARB review process; however, signage is very important in terms of how much the signage lends itself to the overall look of the building and often times it is the focal point of the building.

Regarding an onsite meeting, Mr. Weber stated that onsite meetings are always a good idea. Staining brick can be a very complicated process as it may or may not work. He would recommend that a mockup of the various stains be available onsite for viewing.

Mr. Weber further stated he is not opposed to the rooftop change, because it is a branding issue. Schnucks is trying to repurpose an existing space and as long as the intended changes blend in with the existing architectural design of the center, he is not opposed to changes. However, ARB's goal was not to see a "stark white" stain on the brick.

Councilmember Hansen pointed out that this building is on the opposite end of the center. If these changes are approved, she fears that the other anchor and junior anchor stores will request something different too. The Commons is a very attractive center and ultimately these changes

are going to be very different. She is delighted that Schnucks is opening a store and feels people will flock to it. However, she would prefer that Schnucks rely upon their signature signage and leave the building the way it is.

There was further discussion regarding the benefit of an onsite meeting including the mechanics of applying the stain samples.

A formal vote was not taken; however, the Committee reached a consensus to direct Staff to coordinate with the applicant, the Committee and ARB members, on possible times to schedule a special Planning & Public Works Committee meeting onsite to determine the optimal stain color to use on the brick.

- B. POWER OF REVIEW: The District, Sign Package:** An Amended Sign Package for a 48.15-acre tract of land zoned "PC"—Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing. (Ward 4)

STAFF PRESENTATION

Chair Hurt stated that the applicant has asked that the petition be postponed until the next Committee meeting. However, since Power of Review was called by himself and Councilmember Mastorakos, he wanted to provide an explanation.

Chair Hurt explained that his concern is for the number of permitted signs allowed in the sign package. The sign package allows for an unlimited number of signs for some buildings based on the percentage of the overall wall area of the building they are on. He would prefer to define the number of signs that each tenant is allowed.

Councilmember Hansen made a motion to hold **The District, Sign Package until the September 8, 2022 Planning & Public Works Committee meeting.** The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

- C. P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties LLC):** An ordinance amending the Unified Development Code by changing the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a 2.65 acre tract of land located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190). (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, presented the project request for a zoning map amendment to the boundaries of an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District. The two primary purposes for the request are as follows:

1. Delete restrictions on the fast-food use including the prohibition on drive-through restaurants on the property. The applicant’s narrative states that as a result of COVID-19, a drive-through is critical to the success of restaurants that the applicant operates.
2. Revise the Preliminary Development Plan to reduce the total square footage of the building from 24,400 sq. ft. to 11,100 sq. ft. to accommodate the drive-through.

A Public Hearing was held on June 23, 2022 at which time the Planning Commission and general public discussed the zoning map amendment request, but no specific issues were raised. At the

August 8, 2022 Planning Commission meeting, the request was approved with the following two conditions:

- Free-standing signs, including pylon signs, are prohibited along the Highway 40 frontage.
- Increase landscaping along the Highway 40 frontage.

DISCUSSION

At Councilmember Mastorakos' request, Mr. Knight provided information regarding the total building area and parking configuration. She then asked why a drive-through was not originally permitted.

Brandy Zackary, Civil Engineer for Arnold Consulting Engineering Services, Inc., provided a brief history of the site and stated that they were in the final stages of preparing for construction when in early 2020, Mr. Yoon decided to stop the project. Mr. Yoon originally proposed a larger sit-down restaurant without a drive-through window. He was also going to build a 1500 sq. ft. office building with additional space for leased retail. However, in early 2020 when everything started shutting down, he stopped the whole project. Earlier this year, Mr. Yoon decided to develop a smaller scale restaurant with inside seating and a drive-through window.

Chair Hurt stated that he is in favor of the project, however, he is sensitive to any kind of signage that is visible from the highway.

Councilmember Hansen made a motion to forward P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC), as presented, to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission will be needed for the September 6, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 01-2022 Kemp Automobile Museum (Johnny Y Properties, LLC).]

D. Planning & Public Works 2023 Meeting Schedule

Councilmember Mastorakos made a motion to approve the 2023 Planning & Public Works Committee meeting schedule. The motion was seconded by Councilmember Hansen and **passed by a voice vote of 3-0.**

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.