# PLANNING COMMISSION
# OF THE CITY OF CHESTERFIELD
# AT CHESTERFIELD CITY HALL
# February 10, 2003

The meeting was called to order at 7:05 p.m.

| **I. PRESENT** | **ABSENT** |
|---|---|
| Mr. David Banks | |
| Mr. Fred Broemmer | |
| Mr. Mike Kodner | |
| Mr. Dan Layton, Jr. | |
| Ms. Stephanie Macaluso | |
| Ms. Rachel Nolen | |
| Mr. Jerry Right | |
| Mr. B. G. Wardlaw | |
| Chairman Victoria Sherman | |
| Mr. Doug Beach, City Attorney | |
| Mayor John Nations | |
| Mr. Dan Hurt, Council Liaison | |
| Ms. Teresa Price, Director of Planning | |
| Ms. Barbara Weigel, Senior Planner | |
| Ms. Annissa McCaskill, Project Planner | |
| Ms. Kathy Lone, Planning Assistant | |

**II. INVOCATION**: Silent Prayer

**III. PLEDGE OF ALLEGIANCE:**

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), and Council Liaison Dan Hurt (Ward III).

**IV. PUBLIC HEARINGS:** None

## V. APPROVAL OF MEETING MINUTES

Commissioner Wardlaw made a motion to approve the January 27, 2003 Meeting Minutes. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

## VI. PUBLIC COMMENT -

1. Mr. Steve Koslovsky, 168 North Meramec, Clayton, MO 63105, attorney for and speaking in favor of **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank);**

    - Speaker stated that he was present to answer questions.

2. Mr. Jerry S. Von Rohn, 11781 Manchester Road, Des Peres, MO 63131, speaking in favor of **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank);**

    - Speaker stated that he was present to answer questions.

3. Mr. Chris Chiodini, 5 Westfield Lane, St. Louis, MO 63131, architect and speaking in favor of **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank);**

    - Speaker stated that he was present to answer questions.

4. Mr. Craig Schneider, 3776 South High Street, Columbus, OH 43207, Senior Real Estate Manager and speaking in favor of **Chesterfield Commons Outlot 12 (Bob Evans Farm);**

    - Speaker stated that he was present to answer questions.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

**A. Chesterfield Commons Outlot 12 (Bob Evans Farm):** Site Development Section Plan, Architectural Elevations, Signage and Landscape Plan for a 5,227 square foot restaurant located south of Chesterfield Airport Road, north of THF Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations, Sign Package and Landscape Plan for **Chesterfield Commons Outlot 12 (Bob Evans Farm)** including the six (6) recommendations by the Architectural Review Board (ARB). The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0.**

B. **Mercedes Automotive Museum (The Fred M. Kemp Foundation)**: Site Development Plan, Landscape Plan, and Architectural Elevations for the Fred M. Kemp Automotive Museum, zoned PC and located on a 5.104 acre tract of land on the north side of Chesterfield Airport Road, east of Boone's Crossing.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **Mercedes Automotive Museum (The Fred M. Kemp Foundation)** with all of the recommendations of the Architectural Review Board (ARB) except no approval for the wickets. The motion was seconded by Commissioner Nolen **and passes by a voice vote of 9 to 0.**

## VIII. OLD BUSINESS -

A. **P.Z. 33-2002 City of Chesterfield**: a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definition:

Ancillary Use. The primary purpose of this use is to serve the occupants and patrons of the principal permitted uses within the building. It is a use permitted within the building containing the principal permitted uses. No separate access from the exterior building shall be permitted with respect to this use.

Project Planner Annissa McCaskill gave an overview of **P.Z. 33-2002 City of Chesterfield**. Ms. McCaskill stated that the word 'primary' would be deleted from the first line of the definition of 'Ancillary Use' and the second sentence would be deleted because it is redundant. The definition would be as follows:

Ancillary use. The ~~primary~~ purpose of this use is to serve the occupants and patrons of the principal permitted uses within the building. ~~A use permitted within the building containing the principal permitted uses~~. No separate access from the exterior building shall be permitted with respect to this use.

The Planning Commission did not have additional issues to be reviewed and addressed.

Chairman Sherman stated that **P.Z. 33-2002 City of Chesterfield** would be held until all issues were reviewed and addressed.

**B.** **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank):** A request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for a 1.4 acre tract of land located on Wildhorse Creek Road, approximately 550 feet southeast Long Road in a subdivision known as "Dugsford Commons."

Director of Planning Teresa Price gave an overview of **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank).** Ms. Price stated that Mike Geisel, Director of Public Works, is comfortable with the one (1) entrance that will be used for the gas station, convenience store and bank.

Commissioner Nolen made a motion to approve **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank)**, as presented in Attachment A. The motion was seconded by Commissioner Right.

**Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Chairman Sherman, yes.**

**The motion passes by a vote of 9 to 0.**

## IX. NEW BUSINESS -

Director of Planning Teresa Price gave an overview of what was changed by the Planning and Zoning Committee after approval by the Planning Commission and before review by the City Council for **P.Z. 21-2002 THF Chesterfield North Interchange Development, L.L.C.** Ms. Price stated that the Planning Commission had approved 50% open space and the Planning and Zoning Committee forwarded this petition to City Council with no recommendation on the open space and changed the building height from 40 feet to 43 feet. Ms. Price stated that the Planning and Zoning Committee also eliminated one (1) of the curb cuts which also added more green space to the site.

Chairman Sherman stated that there is some confusion concerning the sub-areas, their location and the Design Guidelines for each of them.

General discussion followed concerning green space percentage, building height, and the sub-areas and their Design Guidelines.

City Attorney Doug Beach suggested that Staff get information to the Planning Commission for their review concerning the sub-areas and their Design Guidelines.

Councilmember Hurt encouraged the Planning Commission to be very specific in their motions concerning foot print, number of stories, green space percentage, etc.

## X. COMMITTEE REPORTS:

**A. Committee of the Whole**
**B. Ordinance Review Committee**

Chairman Sherman stated that an Ordinance Review Committee would be held at 4:00 p.m. on February 18, 2003, in Conference Room 101 at City Hall.

**C. Architectural Review Committee**
**D. Landscape Committee**

Committee Chairman Banks stated that the Landscape Committee passed a proposed amendment to the Landscape Guidelines that would coordinate and make compatible landscaping along arterial and collector roads in planned districts.

**E. Comprehensive Plan Committee**
**F. Procedures and Planning Committee**

Chairman Sherman stated that the Procedures and Planning Committee would review how to handle information from petitioners presented to the Planning Commission within 24 hours of their meeting.

**G. Landmarks Preservation Commission**

Chairman Sherman stated that a Public Hearing would be held at the Planning and Zoning Committee meeting on February 20, 2003, at 5:30 p.m. concerning the parking issues for St. Luke's Hospital.

Staff will provide the Planning Commission with a schedule for liaisons to the Architectural Review Board (ARB).

City Attorney Beach stated that he needs a motion for the Planning Commission to go into Executive Session.

Commissioner Banks made a motion to adjourn the meeting and go into Executive Session. The motion was seconded by Commissioner Wardlaw.

**Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Sherman, yes.**

**The motion passes by a vote of 9 to 0.**

The meeting unanimously adjourned at 7:35 p.m. into Executive Session.

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Jerry Right, Secretary