

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 27, 2014**

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

I. ROLL CALL

PRESENT

Ms. Merrell Hansen
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Steven Wuennenberg
Chair Michael Watson

ABSENT

Ms. Wendy Geckeler
Ms. Laura Lueking

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Project Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Connie Fults, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Puyear made a motion to approve the Meeting Summary of the January 13, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

Due to their long-term relationship with Monsanto, Commissioners Proctor and Puyear recused themselves from voting at the earlier Site Plan Committee meeting on the Amended Site Development Plan for Spirit of St. Louis Airpark, Monsanto Hangar. As a result, the Committee did not have a quorum for voting purposes so it was agreed to present this item at the Planning Commission meeting. Project Planner Purvi Patel was then asked to present Agenda Item VII.C.

- C. **Spirit of St. Louis Airpark, Monsanto Hangar:** An Amended Site Development Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for an 11 acre tract of land zoned "M-3" Planned Industrial District located on the south side of Edison Avenue, west of Spirit of St. Louis Boulevard.

Ms. Patel stated the following:

- The request is for a 28,800 square foot aircraft storage and light maintenance hangar building located within the Spirit of St. Louis Airpark development.
- There is currently an existing office building with an attached hangar on the site.
- The proposed hangar will not be attached to any of the existing structures. It is a stand-alone structure which will be located on the east side of the site with no direct public access.
- The proposal includes a taxiway to the southern portion of the site with the circulation being governed by the Spirit of St. Louis Airport. This access will be restricted to the public.
- There are three proposed areas for the required MSD Stormwater Best Management Practices (BMPs). There is a rain garden proposed along the northern portion of the site and two amended soil BMPs near the taxiway.
- There currently is a six-foot tall wall north of the proposed hangar, which will be relocated a few feet to the north. The wall will cover a portion of the elevation facing Edison, and will also provide screening for the ground-mounted equipment.
- **Lighting Plan:**
 - There are two types of light fixtures proposed:
 - The first fixture is noted as SA on the plan. It is a fully-shielded metal halide with a cut-off shield in order to ensure there is no light trespass. This fixture will be mounted at approximately 30' on the building and will illuminate the tarmac and taxi area.
 - The second fixture is noted as SB on the plan and will be mounted at 11' on the building.

The light levels for this site are dictated by the FAA to ensure safety and efficiency of the operations. As such, the City's Lighting Ordinance includes a section pertaining to airports which states: *Airport lighting which is required for the safe and efficient movement of aircraft during flight, take off, landing, loading, unloading, servicing areas and taxiing is exempt from the provisions of this Code.*

- The proposed building will primarily be comprised of painted metal siding (pre-engineered steel). The proposal also includes expansive windows to allow natural light into the space. Additionally, large door openings are proposed in order to promote cross-ventilation.

- The overall height of the building is approximately 38'. The height is required to ensure that the building can shelter a variety of aircrafts and perform the necessary maintenance to the aircrafts. A portion of the hangar is shortened and is set back from the rest of the hangar to avoid potential gusts of air from the engines being directed towards people entering and exiting the hangar.
- The project was reviewed by the Architectural Review Board on December 12th. At that meeting, a motion to forward the project to the Planning Commission, as presented, passed by a vote of 6-0.

Commissioner Wuennenberg made a motion recommending approval of the Amended Site Development Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for **Spirit of St. Louis Airpark, Monsanto Hangar**. The motion was seconded by **Commissioner Hansen** and **passed** by a voice vote of 5 to 0. (*Commissioners Proctor and Puyear recused themselves from voting.*)

- A. **A Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe"**: A Minor Subdivision Plat for a 1.132 acre tract of land zoned "R-6" Residential District with a "PEU" Planned Environment Unit Procedure located on the north side of Milbridge Drive, approximately 300 feet west of Justus Post Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for a **Minor Subdivision of Parcel 203A of Justus Pointe Lot Split Plat "The Cove at Justus Pointe"**. The motion was seconded by **Commissioner Nolan** and **passed** by a voice vote of 7 to 0.

- B. **Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1**: A Record Plat for a 23.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Commissioner Proctor representing the Site Plan Committee, made a motion recommending approval of the Record Plat for the **Resubdivision of Chesterfield Blue Valley Plat 1, Lot 1**. The motion was seconded by **Commissioner Puyear** and **passed** by a voice vote of 7 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

Chair Watson thanked Planning & Development Services Director Aimee Nassif for the recent Planning Commission Training Session. **Ms. Nassif** then announced that the next training session will be on **Wednesday, February 19th** at 3:00 p.m.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Steve Wuennenberg, Secretary