

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 23, 2017**

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

I. ROLL CALL

PRESENT

Ms. Merrell Hansen
Ms. Allison Harris
Ms. Laura Lueking
Mr. John Marino
Ms. Debbie Midgley
Mr. Steven Wuennenberg
Chair Stanley Proctor

ABSENT

Ms. Wendy Geckeler

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
Mr. Christopher Graville, City Attorney
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Jessica Henry, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Cecilia Hernandez, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; Councilmember Bridget Nations, Ward II; Councilmember Guy Tilman, Ward II; and Councilmember Nathan Roach, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the January 9, 2017 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 5 to 0 with 2 abstentions. (Commissioners Hansen and Harris abstained.)

VI. PUBLIC COMMENT

Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W) SDCP & SDSP

The following individuals, representing the Petitioner, were available for questions regarding the Pfizer laboratory office building.

1. **Mr. George Stock**, Stock and Associates Consulting Engineers, 257 Chesterfield Business Center, Chesterfield, MO.
2. **Mr. Dave Hirschbuehler**, Forum Studio, Architect on the project, 2199 Innerbelt Business Center Dr., St. Louis, MO.
3. **Mr. Larry Chapman**, CRG – the developer of the building, 1600 S. Brentwood, St. Louis, MO.

P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living)

The following individuals, representing the Petitioner, were available for questions:

1. **Mr. Mike Doster**, Doster, Ullom & Boyle, 16090 Swingley Ridge Rd, #620, Chesterfield, MO.
2. **Mr. Jeff Atkins**, Volz Engineering, 10849 Indian Head Industrial Blvd. St. Louis, MO.
3. **Mr. Jim Kane**, Partner with Shelbourne Healthcare Development Group, 595 E. Lancaster Ave., Radnor, PA.

Mr. Doster stated that they are seeking a rezoning to the Urban Core District for the residential use of a senior living facility, but the seller desires to retain certain commercial uses until such time as the sale closes. He noted that a sale doesn't close until after the legislation has passed.

Mr. Doster outlined the three major issues with respect to this project, along with their responses to them:

1. Uses: *They have pared down the use list considerably.*
2. Building Height: *They have reduced the height from four stories to three stories, which requires a reduction in the setback on the west boundary to a zero-foot setback. This would allow them to push the building down and spread the development out a bit, which will be a benefit to the adjoining residents.*
3. Access Alignment: *The access will be relocated to align with Santa Maria Drive.*

The Petitioners have addressed all the issues and are requesting that the Commission vote to approve the petition this evening.

The following individuals spoke **in opposition** to the petition:

1. **Mr. Pravin Khanna**, Reserve at Chesterfield Village, 300 Willow Weald Path, Chesterfield, MO.

Mr. Khanna noted his concerns as follows:

- He does not trust the Petitioners and feels that they have used “bullying tactics”.
- He does not feel the Petitioners have made any effort to work with the residents directly.
- The Petitioners have not provided information requested by the residents – such as 3D drawings so they could better understand what would be seen from their homes.
- He does not feel the Petitioners have adequately addressed the residents’ concerns regarding ambulance noise.

2. **Mr. Roger Chiu**, Reserve at Chesterfield Village, 388 Oak Stand Path, Chesterfield, MO.

Mr. Chiu stated that his property is adjacent to the proposed senior living facility. He then noted his concerns as follows:

- Chesterfield is already overcrowded in terms of the number of retirement facilities. There are more than seven retirement homes within a 2.5 mile radius of the subject site.
- The two homes immediately adjacent to the property are now up for sale and there are concerns that property values will be negatively affected.
- The proposal is making residents very anxious about whether they will have to sell and move after just settling into a relatively new neighborhood.

3. **Mr. Sathish Makkapati**, Reserve at Chesterfield Village, 327 Oak Stand Court, Chesterfield, MO.

Mr. Makkapati noted his concerns as follows:

- The Petitioner’s response to many of the critical issues is that “there won’t be any issue”.
- While the building has been reduced from four stories to three stories, the square footage has not been reduced.
- There are now five houses for sale in the subdivision and because they are not selling, there is concern that the sales price will have to be reduced, which will negatively impact property values.

Mr. Makkapati stated that the results of a recent survey indicate that 95% of The Reserve community is against this development because they believe this development does not belong here.

4. **Ms. Bettyann Slaten**, Reserve at Chesterfield Village, 380 Oak Stand Path, Chesterfield, MO.

Because Chesterfield Mall is headed for bankruptcy, Ms. Slaten stated that she has concerns that it may go empty. Consequently, she does not want another project that may not be completely filled. She noted that many stores and restaurants in Chesterfield have closed and have not been resold. Other senior centers that she has had experience with had trouble filling them. Ms. Slaten then suggested that the vote be tabled and that a committee be formed with residents and councilmembers to come up with an idea that could make better use of the subject site.

5. **Dr. Ramana Madupalli**, Reserve at Chesterfield Village, 311 Oak Stand Court, Chesterfield MO.

In an effort to not repeat the same issues, Dr. Madupalli stated that only eight residents are speaking in opposition this evening but asked that the Commission not underestimate the number of residents who are opposed to the project. He expressed concern that the Commission has already made up its mind to approve this petition, but asked them to take note of all the emails that have been sent in opposition to this project.

6. **Mr. Mike Weissman**, Reserve at Chesterfield Village, 334 Oak Stand Court, Chesterfield, MO.

Mr. Weissman stated that he has concerns that the developer has not adequately addressed the issue of density. He noted that the current ordinance allows for 147,000 sq. ft. of development on all three parcels, which translates to 58,000 sq. ft. on the subject 5.2 acres. The developer is asking for 172,000 sq. ft. when only 58,000 sq. ft. is currently allowed.

Mr. Weissman then compared the proposed development to the Sunrise assisted living development on Clarkson Road. Sunrise sits on 3 acres and takes up about 56,000 sq. ft. If the same density is allowed for the proposed development, it would come out to a total of 97,000 sq. ft. vs. the proposed 172,000 sq. ft.

7. **Mr. Dan Krekeler**, Reserve at Chesterfield Village, 418 Willow Weald Path, Chesterfield, MO.

Mr. Krekeler noted his concerns as follows:

- The subject development will put added stress on the emergency services in Chesterfield.
- The new development being proposed at Fienup Farms and the retirement facility being built on Chesterfield Parkway will also increase the demand for emergency services.
- If St. Louis County pursues its now-postponed plans to make Baxter Road a one-lane road with a bike lane, it will add more stress to the traffic at the intersection of Wild Horse Creek Road and Baxter Road, the site of the subject development.

Mr. Krekeler stated that many residents are concerned about a lot of the developments being proposed in Chesterfield, and suggested that the Commission “take a step back to figure out if this is the right use for the land”.

8. **Mr. Shankar Manakkal**, Reserve at Chesterfield Village, 338 Oak Stand Path, Chesterfield, MO

Mr. Manakkal stated that there are four houses near his home that have come up for sale, all of which are only 2-3 years old. He will also be eventually moving because of his wife’s job and is concerned that when he puts his house up for sale, it will be competing against these other homes. The residents in his subdivision feel that their neighborhood will be blighted as they feel no one will want to move into the neighborhood if the senior living facility is approved. He has concerns that the developer has no commitment to Chesterfield compared to the residents who have committed their savings to invest in homes. Reducing the height of the building does not relieve the residents’ concerns, and none of them want to live there any longer.

The following speaker spoke from a **neutral** position:

1. **Mr. Srinivasa Yanamanamanda**, Reserve at Chesterfield Village, 454 Oak Stand Path, Chesterfield, MO.

Mr. Yanamanamanda stated that he was speaking as the President of the HOA Board of The Reserve at Chesterfield Village, which includes approximately 110 homes that make up the subdivision. He has been actively involved in the development community for the past 15 years and has worked with numerous developers who have worked with the neighboring residents. As the HOA Board, they do not feel it is their role to take a stance on this project so he is speaking from a neutral position. The Board feels very strongly that there should be better cooperation between the residents and the developer. The residents have expressed their concern to the HOA Board that they are not being listened to.

P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31)

The following individuals were present, representing the Petitioner.

1. **Mr. Ed Dermody**, 2394 Charlemagne Drive, St. Louis, MO.
2. **Mr. Paul Boyer**, Civil Engineering Design Consultants, 11402 Gravois, St. Louis, MO.

Mr. Boyer stated that The Willows has reached a written agreement with The Terrace subdivision to the south regarding some of the issues raised at the September 12th Public Hearing. Parking has been reduced from 14 to 11 spaces; a six-foot sight-proof fence has been added; and landscaping has been added on both the Willows’ property and on The Terraces’ property.

Speaker - **neutral** position:

1. **Mr. Val Grewe**, Terrace at Woods Mill Cove, 303 Woods Mill Terrace, Chesterfield, MO.

Mr. Grewe passed on speaking.

P.Z. 11-2016 Wild Horse Bluffs (17439 and 17455 Wild Horse Creek Road)

The following individuals were present, representing the Petitioner, and were available for questions:

1. **Ms. Paula Hart**, Civil Engineer with Hart Engineering, 5717 Mango Drive, St. Louis, MO.
2. **Mr. Greg Stockell**, Investor, 4436 Acacia Road, Wildwood, MO.

The following individuals spoke **in opposition** to the petition:

1. **Mr. Bob Kerch**, representing the Windridge Estates Homeowners Association, 17406 Windridge Estates Court, Chesterfield, MO.

Mr. Kerch stated that the Windridge Estates Homeowners Association is opposed to the petition for the following reasons:

- The current and future traffic in the area will pose a very dangerous ingress and egress to the subject development.
- They are concerned that the proposed development will adversely affect the value of their homes, which have an assessed value of \$650,000 to over \$1 million.
- A search was conducted on the Secretary of State's website and no discovery was made of the Wildhorse Creek Partners, LLC, which leads them to believe that this is a fictitious name. If so, they would like to know who the ownership of the LLC is.
- There are no villas, or attached homes, between Highway 109 and Baxter Road on Wild Horse Creek Road – and the residents would like it to remain that way.
- They have not seen anyone representing the builder present at any of the public meetings.

2. **Mr. Joe Ziha**, Windridge Estates, 17424 Windridge Estates Court, Chesterfield, MO.

Mr. Ziha stated that he is specifically concerned about the Petitioner's request for a waiver to grant a 50-foot setback from the road. The noise level that will be experienced in the homes due to such a small setback will make them undesirable places to live. Mr. Ziha stated that at 12:30 p.m. today, he stood 50 feet off of Wild Horse Creek Road with his sound meter taking measurements for sound pressure, and counting the number of cars that passed over a five-minute period. Every five seconds, a car passed and sound pressure levels usually rated in the 70-80 decibel scale. Engineering firms and regulatory bodies usually recommend a targeted level of about 30 decibels for sleeping

areas; and 40-45 decibels for living areas. This represents a sizeable gap between exterior sound and expected normal interior living.

Mr. Ziha also stated that berms and landscaped areas will have little impact on this level of sound gap. Construction techniques can be employed, but costs for this kind of mitigation usually range 2-3 times normal construction costs. He questions whether the developer will be willing to put that level of premium investment into these houses in order to mitigate the sound issues. He asked that the Commission seriously consider not granting the 50-foot setback.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W) SDCP**: A Site Development Concept Plan for a 31.8 acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway W and Olive Blvd.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan for **Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W)**. The motion was seconded by **Commissioner Lueking** and **passed** by a voice vote of 7 to 0.

- B. **Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W) SDSP**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 31.8 acre tract of land zoned "C-8" Planned Commercial District located on the northwest portion of the intersection of Chesterfield Parkway W and Olive Blvd.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for **Chesterfield Ridge Center, Parcel VII (875 Chesterfield Parkway W)**. The motion was seconded by **Commissioner Midgley** and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living)**: A request for a zoning map amendment from a "C-8" Planned Commercial District to a "UC" Urban Core District for 5.21 acres located south of Wild Horse Creek Road and east of its intersection with Baxter Road (18T630283).

Senior Planner Justin Wyse stated that the Public Hearing for this petition was held in June 2016, followed by an Issues Meeting in September 2016. Following the Issues Meeting, Staff sent out a second issues letter to the applicant. The meeting packet includes Staff's report summarizing the issues, along with the applicant's response letter. The issues discussed include:

1. **Uses:** During the Issues Meeting, the Commission made several references to the uses being proposed for The Sheridan senior living facility being constructed on Chesterfield Parkway. After reviewing those uses, the Petitioner has agreed to remove several uses, a summary of which is included in the Staff Report. The Attachment A prepared for the Commission represents the uses currently proposed; those uses removed by the Petitioner have been omitted from the Attachment A.
2. **Hours of Operation:** Given the number of uses on the site and the proximity to residential, the Commission had previously agreed that restrictions should be placed on hours of operation for uses other than the senior living facility. Those restricted hours of operation have been included in the Attachment A.
3. **Building Height:** The Petitioner has modified the plan by spreading the development out, parallel to Wild Horse Creek Road, and removing the fourth story of the building. This change requires a modification of the setback requirements for the parking and loading aisle. This change has not been incorporated into the Attachment A as it requires a separate vote by Planning Commission. Staff is supportive of the modification to the setback in order to reduce the building height as much as possible.
4. **Buffer:** The Petitioner was asked to give consideration to providing a larger landscape buffer between the proposed building and the existing residential properties to the south. The Petitioner has not provided any changes; however they have repeated their previous offer to add additional landscaping on the neighboring properties. Mr. Wyse noted that the City does not have a way to regulate such landscaping.
5. **Noise:** The Petitioner has indicated that they will comply with all Unified Development Code requirements regarding noise.
6. **Access Drive:** The Petitioner has agreed to relocate the proposed drive location into a compliant condition by aligning the location with Santa Maria Drive.

The numerous emails received regarding this petition have been provided to the Commission via a link on the Planning Commission Agenda posted on the City's website, most of which are in opposition to the project. Mr. Wyse stated that one additional letter in support of the project was received over the weekend from Mr. Bud Hirsch, a former Planning Commissioner.

Discussion

Commissioner Lueking noted that the Attachment A shows hours of operation to be 6:00 a.m. to 11:00 p.m. for uses other than the senior living facility; she then asked if 7:00 a.m. was more in line with other uses within the City. Mr. Wyse replied that the standard language added to an Attachment A for hours of operation is 6:00 a.m. to 11:00 p.m. – which is a starting point for consideration. It was noted that other uses do have 7:00 a.m. as their starting time.

Commissioner Wuennenberg expressed his concern about the buffering between the residential neighborhood and the proposed development. Even though the building height has been reduced to three stories, the residents will still have a view of a large building from their properties because of how the landscaping will be oriented. Commissioner Wuennenberg added that he feels too much is being proposed for the size of the site.

Commissioner Hansen indicated her agreement with Commissioner Wuennenberg's comments. She stated that she has no issue with the land use but does not see a need to change the existing height requirement, which is three-stories for office structures and one-story for other uses. Commissioner Hansen added that she feels the proposed development is too dense

Commissioner Midgley stated that she too has a problem with the proposed density. Even though the height has been reduced, the project has just been spread out to keep the same amount of square footage. She suggested that the facility may have to be smaller to stay within the required buffers and setbacks.

Applicant's Response

Mr. Mike Doster compared The Sheridan facility to the proposed Shelbourne facility:

	The Sheridan	Shelbourne
Zoning	From C8 to Urban Core	From C8 to Urban Core
Height	3 Stories	3 Stories
No. of units	96 units on 3.6 acres	148 units on 5.21 acres

Mr. Doster pointed out that the number of independent living units for Shelbourne is capped at 94 in an effort to have minimal impact on traffic. Commissioner Midgley pointed out that additional traffic would be generated from visitors to residents in the memory care and assisted living units. Mr. Doster replied that statistics show that memory care and assisted living residents do not have many visitors on a regular basis.

Because "economics" had been brought up during Public Comment from the residents' viewpoint, Mr. Doster provided information from the Petitioner's viewpoint noting that the development may not be feasible if there aren't a sufficient number of units. In order to deliver the high-quality product proposed, a certain number of units is necessary. If the square footage, number of stories, or number of units is cut, it may not be feasible for the Petitioner.

Responding to concerns raised about the buffer on the south, Mr. Doster noted that they are offering to plant trees and other landscaping up on the bluff line to help screen the residents' view of the proposed building. He explained that this offer was made when Shelbourne representatives met with the Trustees of the subdivision. There was no attempt to avoid working with the residents; it was just assumed that the Trustees represented the residents.

Commissioner Midgley asked if the Petitioner has reached out to the residents to try and meet with them. Mr. Doster replied that it is clear that the residents do not want the facility so it would be difficult to negotiate with them. Commissioner Midgley stated that from listening to the residents, it is her understanding that they are looking for information and answers to some of their questions. Mr. Doster replied that they have

made note of all of the concerns raised by both the residents and Staff during the Public Hearing and Issues Meeting, and have attempted to address each issue. He feels that they have provided all the requested information.

Commissioner Wuennenberg stated that nearly all of the residents adjacent to The Sheridan facility were in favor of the development while the proposed development does not have the support of the residents. Because of the residents' support of The Sheridan project, the Commission was not opposed to approving a three-story structure. Mr. Doster pointed out that both sites back up to residential development – the only difference is a difference in attitude. From a planning and zoning standpoint, Mr. Doster questioned whether this difference in attitude justifies voting against the project.

Commissioner Hansen asked if the petitioner would consider reducing the density of the proposal. Mr. Jim Kane, Partner with Shelbourne Healthcare Development Group, responded that a certain number of units is necessary in order to make the project feasible; however they are willing to work with the community. They have met with the Trustees only to later learn that they were not representing the views of the entire community. After that, they did meet with the neighbors and would be happy to meet with them again. He feels that most of the opposition stems from people not liking change, but his experience has shown that once a senior living facility has been put in place, it becomes an integral part of the neighborhood. Mr. Kane then stated that they are willing to re-look at the density of the project.

Because the Petitioner is willing to further explore the density issue and to meet with the residents, Mr. Doster requested that the petition be held at this time.

Commissioner Lueking made a motion to hold P.Z. 05-2016 Wildhorse Baxter Center, C148B (Shelbourne Senior Living) indefinitely to allow the petitioner time to review the density of the project and to meet with residents. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 7 to 0.**

- B. P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31):** A request to amend Conditional Use Permit (CUP) #31 to amend the development conditions in an "R-1" Residence District, "R-3" Residence District, and "FPR1" Flood Plain Residence District for a 26.65 acre tract of land located southwest of the intersection of South Woods Mill Road and Brookings Park Drive. (18Q140361, 18Q140370, 18Q140352, 18Q140077).

Project Planner Cecilia Hernandez stated that the Public Hearing for this petition was held on September 12, 2016 followed by an issues letter being sent to the applicant.

The following three issues were discussed at the Public Hearing:

- **The need to remove a tree for additional parking:** The Applicant has minimized the size of the parking area in order to preserve the subject tree.
- **The need for additional parking:** The Applicant has indicated that additional parking is needed in close proximity to the skilled nursing facility to accommodate

contracted caregivers, a high volume of visitors, residents with two cars, and occasional social and business events.

- **Mitigation measures to buffer the adjacent residential subdivision from headlights and parking lot lighting:** The Applicant has come to an agreement with the adjacent residents whereby the applicant will minimize the parking area to preserve a tree that was of concern; a six-foot high, sight-proof fence will be provided; and light bollards will be provided in lieu of traditional parking lot lights.

All of the changes have been integrated into the language of the Conditional Use Permit and/or are shown on the Preliminary Development Plan. All issues have now been addressed and Staff has no further concerns.

Commissioner Wuennenberg made a motion to approve P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31). The motion was seconded by Commissioner Harris and **passed** by a voice vote of 7 to 0.

- C. **P.Z. 11-2016 Wild Horse Bluffs (17439 and 17455 Wild Horse Creek Road):** A request for a zoning map amendment from the “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District to the “E-1/2AC” Estate District with a “WH” Wildhorse Creek Road Overlay District for a 4.89 acre tract of land located on the north side of Wild Horse Creek Road and west of Long Road (18V630027 and 18V640015).

Senior Planner Jessica Henry stated that the subject site is the knot portion of the bow tie area. The petitioner is requesting the zoning map amendment to allow for the development of eight single-family, attached dwelling units. The Public Hearing for this petition was held on October 26, 2016 at which time the following issues were identified:

- **Compatibility of the request with the surrounding area:** The Petitioner has provided information about how the proposed development will be compatible and integrated into the surrounding area. This information has been included in the Meeting Packet.
- **Appropriateness of the requested use and traffic impacts.**
- **Community amenities as required by the Wild Horse Creek Road Overlay District:** The Petitioner has added a small overlook area with benches within the common ground area running along the bluff.
- **Proper Public Hearing Notification:** The Unified Development Code requires that petitioners provide notice of the zoning request and public hearing date to all adjacent property owners at least seven days prior to the public hearing. The Petitioner has acknowledged that this requirement was not met due to a misunderstanding. In order to insure that the adjacent residents received proper notification, the Petitioner sent out a written notice regarding this issues meeting.

Staff is requesting that no vote be taken this evening in order to allow members of the public to fully participate and for the Planning Commission to hear all interested parties wishing to speak on the petition. At this time, Staff is requesting feedback and direction on the draft Attachment A.

Discussion

Commissioner Lueking stated that she is opposed to attached housing for the subject site. She pointed out that there are no attached homes on this stretch of Wild Horse Creek Road and feels that approving such would be precedent setting.

Commissioner Wuennenberg indicated his agreement that the subject site is not an appropriate place for attached housing.

Petitioner's Response

Mr. Greg Stockell stated that he is one of four investors, two of whom are seriously ill and one who has moved out of state. They invested in the subject parcel of land in 2006 with the intention of developing it in 3-4 years in a residential manner. Mr. Stockell stated that they are trying to make this parcel of land viable and useful. The reason they are trying to do a higher yield is so that the cost of development for the yield of house becomes more viable.

Conceptually, they feel there is a need in the marketplace for multi-generational housing, which has not yet been introduced in St. Louis. They do not think such a concept should be introduced as a huge development, but rather should be tested out with a smaller development in a unique area, such as on Wild Horse Creek Road in Chesterfield.

Mr. Stockell also stated that the proposed development would not adversely impact traffic; there are still two entrances and exits. Regarding concerns raised pertaining to noise levels, Mr. Stockell pointed out that the site sits on the end of a runway so they are not overly-concerned about noise from Wild Horse Creek Road traffic. He then asked the Commission to consider their situation as developers of this parcel of land and the possibility of the land sitting vacant for a number of years.

City Attorney Chris Graville asked Mr. Stockell to respond to the question raised about his legal entity not being registered with the Secretary of State. Mr. Stockell confirmed that it is a limited liability company with a fictitious name filing.

IX. NEW BUSINESS

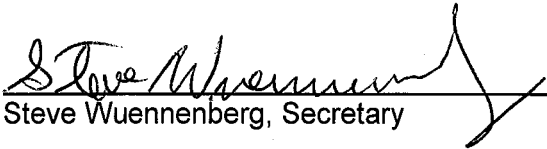
Chair Proctor announced that tonight's meeting would be Ms. Nassif's last meeting at Chesterfield as she has accepted a position in Olathe, Kansas. On behalf of the Commission, Chair Proctor wished her the very best in her new job and thanked her for all of her service over the years.

Chair Proctor also announced that Justin Wyse will be moving into the position of Director of Planning & Development Services.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:37 p.m.


Steve Wuennenberg, Secretary