

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 23, 2012**

The meeting was called to order at 6:30 p.m.

I. ROLL CALL

PRESENT

Mr. Bruce DeGroot
Ms. Laura Lueking
Ms. Debbie Midgley
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chair Amy Nolan

ABSENT

Ms. Wendy Geckeler
Mr. Steven Wuennenberg

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Susan Mueller, Principal Engineer
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

A. SILENT PRAYER

Chair Nolan acknowledged the attendance of Councilmember Connie Fults, Council Liaison and Councilmember G. Elliot Grissom, Ward II.

B. PUBLIC HEARINGS – Commissioner Lueking read the “Opening Comments” for the Public Hearing.

- A. T.S.P. 27-2010 AT&T (13559 Olive Boulevard):** A request to obtain approval for a Telecommunications Facility Siting Permit for location of antennas and equipment on two sections of land within 13559 Olive Boulevard zoned “PC” Planned Commercial District. (16Q241471).

STAFF PRESENTATION:

Project Planner Kristian Corbin gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Corbin stated the following:

- All State and local Public Hearing notification requirements were met.
- The site was zoned “C8” Planned Commercial District by St. Louis County prior to the City’s incorporation.
- The monopole tower and equipment compound were both constructed in 2001.
- The lease areas were zoned “PC” Planned Commercial District in September 2011.
- The Petitioner is requesting:
 - The replacement of the existing monopole tower and whip antennas with a new monopole tower and panel antennas.
 - The addition of three new panel antennas to the new monopole tower totaling six antennas to facilitate the LTE 4G data services.
 - The addition of ground-located equipment within the existing equipment compound, which is located at the rear of the site.
- Staff has no issues with the petition.

Ms. Aimee Nassif, Planning & Development Services Director asked Mr. Corbin to clarify the height of the tower and the location of the new ground-located equipment. Mr. Corbin stated that the proposed tower will be 44’8” tall compared to the existing tower’s height of approximately 35’. All of the ground-located equipment will be installed within the existing brick compound.

Commissioner Lueking asked for clarification on whether the existing brick compound will change in appearance or size. Mr. Corbin confirmed that the brick compound will remain the same on the exterior – all of the work will take place inside of the compound.

PETITIONER’S PRESENTATION:

Mr. Paul Thompson, representing Black & Veatch and AT&T, 16533 Centerpointe Drive, Wildwood, MO stated he was available for questions.

City Attorney Rob Heggie asked Mr. Thompson if he had spoken to anyone at AT&T as to whether AT&T is current on their taxes with the City of Chesterfield. Mr. Thompson replied that, based on previous meetings, he is aware of some tax issues but he has not been informed of any of the details.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

City Attorney Heggie asked Mr. Corbin to note in his report to the Planning & Public Works Committee that the tax issue had been discussed at this meeting.

Commissioner Lueking read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Midgley made a motion to approve the minutes of the **January 9, 2012 Planning Commission Meeting**. The motion was seconded by Commissioner Watson and **passed by a voice vote of 6 to 0 with 1 abstention from Commissioner DeGroot**.

VI. PUBLIC COMMENT

A. P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road):

Petitioner

Mr. Joe Noe, representing the Church of the Resurrection, 801 South Fifth Street, St. Charles, MO stated that he was available for questions.

City Attorney Heggie asked Mr. Noe if he had explained to his clients the particular challenges that will need to be addressed at the Site Plan stage. Mr. Noe replied that they have discussed the issues quite often.

Ms. Nassif added that this is a straight zoning and a boundary survey was provided by the Petitioner. Staff has had several meetings with the Petitioner regarding concerns relative to access to the site and Staff will continue to work with them throughout the Site Plan stage.

Mr. Noe indicated that a plan has been submitted to Staff showing that they are trying to comply with the Access Management requirements of the site, the setback requirements, along with the landscape requirements.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS - None

VIII. OLD BUSINESS

A. **P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road):**

A request for a zoning map amendment from “NU” Non-Urban District to “R2” Residence District for a 5.23 acre tract of land located on the southeast corner of the intersection of South Outer 40 Road and Schoettler Road (19S640668).

Project Planner Kristian Corbin stated that the applicant is requesting the “R2” Residence District in order to utilize that District’s parking setback of 25 feet from Schoettler Road to construct a parking lot in front of the church for its members. He noted that the “R2” Residence District is a straight zoning district and does not require a Preliminary Plan or an Attachment A – the property will be developed directly from the requirements of the District with no exceptions or modifications.

The Public Hearing for this petition was held on October 24, 2011. At that time, the following issues were raised and subsequently addressed:

1. *Narrative to be provided by the Petitioner outlining their current and future operations at the site.* The narrative has been provided and is attached to the Staff Report. The narrative indicates that there will be approximately 70-80 individuals attending Sunday services with the intent of expanding the facility to accommodate up to 250 members. Activities will include typical Sunday services, as well as other small group meetings throughout the week.
2. *The Petitioner is to set up meetings with surrounding Trustees and residents to discuss their proposal.* The Petitioner has held two open house meetings on December 10th and December 15th. The main concern discussed at these meetings related to traffic. Mr. Corbin noted that the design of the site will have to meet Access Management guidelines and the Petitioner will have to address any issues that arise pertaining to traffic at the Site Plan stage
3. *Staff was asked to conduct an analysis of the site in the event it is developed as a residential subdivision in the future.* Based on minimum lot sizes and other code requirements, it has been determined that a maximum of seven lots could be created on the site.

Commissioner Lueking asked: (1) how the residents were notified of the meetings conducted by the Petitioner; and (2) what size radius was used for contacting the residents. Ms. Nassif recommended that these questions be directed to the Petitioner rather than Staff.

Mr. John Lauer, Church of the Resurrection, stated that, as requested, they originally canvassed the adjoining sites by going door-to-door. They were later asked to contact Trustees of the six surrounding subdivisions; however, they contacted the Trustees of thirteen different subdivisions for a total of 69 letters to subdivision Trustees. Of the 69 contacted, three individuals representing three subdivisions attended the meetings.

Commissioner Puyear made a motion to approve P.Z. 12-2011 Church of the Resurrection (1330 Schoettler Road). The motion was seconded by Commissioner Proctor.

Upon roll call, the vote was as follows:

**Aye: Commissioner DeGroot, Commissioner Lueking,
Commissioner Midgley, Commissioner Proctor,
Commissioner Puyear, Commissioner Watson,
Chair Nolan**

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:19 p.m.

Michael Watson, Secretary