CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - JANUARY 22, 2007
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road):** A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

A. Approval of January 8, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **17 West Drive**: Barn addition behind an existing home zoned "NU" Non-Urban located at 17 West Drive in the Arrowhead West Subdivision.

The Planning Commission may vote on this item tonight.

B. **Spirit West Industrial Park (Crown Industrial Park Plat 8 Lot B) Amended Site Development Section Plan**: An Amended Site Development Section Plan and request for freestanding signage for Spirit West Industrial Park sited on a 6.32 acre parcel zoned "M-3" Planned Industrial District, located on the north side of Edison Road and west of Goddard Road.

The Planning Commission may vote on this item tonight.

C. **Villas at Westmeade (Baxter Crossing, Lot 5) Amended Record Plat**: Amended Record Plat for an 11.795 acre parcel zoned "R-2/R-5/R-8" Planned Environmental Unit (PEU) located south of Baxter Road, north of Wilson Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 5-2005 Winter Wheat Place (Dollar Building Company):** A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

The Planning Commission may vote on this item tonight.

B. **P.Z. 17-2006 13506 Olive (Spirit Energy):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd at the southwest corner of Olive Blvd and Woods Mill Road.

The Planning Commission may vote on this item tonight.

C. **P.Z. 25-2006 Simply Storage (OB Development, LLC)**: A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

A. <u>P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)</u>: A request for an amendment to City of Chesterfield Ordinance 2099 to allow for two additional proposed uses for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road. (Locator Numbers 17U410094, 17U410104, 17U410072, and 17U410061).

The Planning Commission may vote on a Resolution of Intent to conduct a Public Hearing on this amendment.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.