

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 11, 2010**

The meeting was called to order at 7:03 p.m.

I. ROLL CALL

PRESENT

ABSENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Councilmember Connie Fults, Council Liaison; Councilmember Mike Casey, Ward III; and Councilmember Bob Nation, Ward IV.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the December 14, 2009 Planning Commission Meeting. The motion was seconded by Commissioner Proctor and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. Chesterfield Valley Medical Building II

Speakers:

1. Mr. Michael Gorman, owner of St. Louis Physical Therapy, 17300 North Outer Forty Road, Chesterfield, MO stated the following:
 - St. Louis Physical Therapy has been in the subject building for five years and they have had no viable sign to help patients find their location and to help drive business to them.
 - The existing monument sign in the parking lot is not visible from North Outer Forty Road and they do not have a sign on the building.
 - They would like a sign that would help patients find their office more easily and that would give their business better exposure during the current economy.
2. Mr. John Ziebol, representing both Geneva Medical and himself as a Chesterfield resident, 510 Broadmoor, Chesterfield, MO stated the following:
 - The building has the potential of housing 12 tenants; the building is currently 62% occupied with 7 tenants. Of these 7 tenants, only 2 have signage.
 - The building is very hard to find and is the only building in the area with a rear entry.
 - Speaker presented pictures to the Commission that depict the steep incline of the site, which limits the location and positioning of the requested sign.
 - There is a lot of traffic in the area and when motorists come off the ramp, they do not know where to go to find the medical building.
 - He does not feel that the sign would cause any problems to any other businesses in the area as there is no one behind the building and there is about 600-1000 feet between the buildings on either side of the medical building.
3. Ms. Karen Cooksey, Geneva Management Services, 141 East Madison, Kirkwood, MO stated the following:
 - Signage is being requested in an effort to help the existing tenants in the building.

- Pursuant to the tenant leases, signage for the building has been exceeded.
- The current monument sign is over 500 feet off Highway 40 and sits on the bottom of the exit ramp of the building so by the time motorists see it, they are already passing the medical building.
- The proposed position for the requested sign meets all the City's requirements. The sign is attractive and the proposed position would be visible to motorists on the entrance, exit and overpass.

Chair Hirsch asked if the issue is the name of the building and whether there is any other way to resolve the problem. Ms. Cooksey replied that she feels it is both the building signage and tenant signage. The tenant signage is important for tenant recognition. There are three stops at the intersection where they are proposing to place the sign. The sign has been downsized from nine tenant plates to six tenant plates.

B. P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.):

Speakers

1. Mr. Chris Mueller, Stock & Associates representing Insituform, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
 - They are seeking a rezoning of the land owned by Insituform for marketing purposes. They would like to rezone three parcels currently zoned "PC", "PI", and "M3" to "PI" Planned Industrial.
 - The Plan has been adjusted and the Attachment A has been written per comments from the last meeting with respect to 35% open space; 65-foot maximum building height; and specified uses exclusive along the frontage of Chesterfield Airport Road and exclusive along Edison Avenue.

Chair Hirsch asked if the Petitioner is satisfied with the restricted uses along Edison Avenue and Chesterfield Airport Road. Mr. Mueller stated that they are.

Chair Hirsch asked that the following uses be reviewed to determine if the Petitioner would be amenable to having them limited to the Edison Avenue side and not the Chesterfield Airport Road side.

- (7) Boat (and marine supply) storage, charter, repair, sale
- (28) Highway department garage
- (29) Industrial sales, service, and storage
- (49) Storage and repair garage for public mass transit vehicles
- (51) Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. AT&T Olive Subdivision, Lot 1 (Valvoline Instant Oil Change):**
Amended Architectural Elevations for a vehicle service center located on a 0.46 acre lot of land zoned "C-8" Planned Commercial District, located at the northwest corner of Olive Boulevard and Woodchase Ln.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for **AT&T Olive Subdivision, Lot 1 (Valvoline Instant Oil Change)**. The motion was seconded by **Commissioner Banks** and **passed** by a voice vote of 8 to 0.

- B. Chesterfield Valley Medical Building II:** An Amended Site Development Plan, Partial Amended Landscape Plan and request for a free-standing sign which exceeds Zoning Ordinance requirements for height, sign base height and sign face for a medical, dental, and professional office building zoned "PC" Planned Commercial District located north of I-64/Highway 40-61, west of Boone's Crossing, and south of North Outer Forty Road.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Partial Amended Landscape Plan and request for a free-standing sign for **Chesterfield Valley Medical Building II**. The motion was seconded by **Commissioner Proctor**.

Upon roll call, the vote was as follows:

Ayes: Commissioner Puyear, Commissioner Proctor

Nays: Commissioner Watson, Commissioner Banks,
Commissioner Geckeler, Commissioner Grissom,
Commissioner Nolan, Chair Hirsch

The motion to approve **failed** by a vote of 2 to 6.

Chair Hirsch stated that the vote is not based on the issue of economics but is a matter of the sign ordinances and the planning issues raised at the last meeting.

VIII. OLD BUSINESS

- A. **P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies Inc.):** A request for a change of zoning from “PC” Planned Commercial District and “PI” Planned Industrial District to a new “PI” Planned Industrial District for two tracts of land located at 17970 Chesterfield Airport Road and 609 Cepi Drive (17v240153 and 17v240331).

Project Planner Kristian Corbin stated that the Public Hearing for this project was held on December 14, 2009. At that time, several issues were raised as follows:

- Chesterfield access management along Cepi Drive –Staff is still working with the Petitioner on access management to make sure it is in compliance. The Petitioner is also working with St. Louis County Highways Department of Traffic regarding access issues off of Chesterfield Airport Road.
- Uses – Seven uses have been removed from the original list of uses. The revised list of uses will be in the draft Attachment A. Staff is also still working with the Petitioner on the list of uses.
- Restricted uses off both Chesterfield Airport Road and Edison Avenue – The Petitioner has agreed to restricted uses as outlined in the draft Attachment A.
- Appropriateness of the uses in regards to the Comprehensive Plan and to the adjacent districts – After thorough research of the governing ordinances, the Comprehensive Plan, and what is allowed in the adjacent districts, it appears that the proposed uses are compatible with the Comprehensive Plan and the adjacent districts.

Chair Hirsch encouraged Staff to continue working with the Petitioner regarding uses which are similar to the uses that are being limited to the Edison Avenue side.

Chair Hirsch noted that the draft Attachment A shows uses 6, 8, 22, 39, 45, 46, and 47 limited to the Chesterfield Airport Road side. He stated that the Commission had concerns that certain uses should not be on Chesterfield Airport Road but the Commission does not have a problem with the uses noted above being limited to the Chesterfield Airport Road side.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

The Ordinance Review Committee is scheduled to meet **January 13th at 3:00p.m.**

XI. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

Michael Watson, Secretary