

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 9, 2012**

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

I. ROLL CALL

PRESENT

ABSENT

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

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Lueking made a motion to approve the minutes of the **December 12, 2011 Planning Commission Meeting**. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 7 to 0 with 2 abstentions from Commissioners DeGroot and Watson.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Arbors at Wild Horse Creek**: A Site Development Plan, Landscape Plan, and Architectural Elevations for a 23 acre tract of land zoned "PUD" Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, and Architectural Elevations for **Arbors at Wild Horse Creek**, with the condition that the elevations are to be reviewed by Staff when submitted for Municipal Zoning to ensure they comply with the recommendations from the Architectural Review Board. The motion was seconded by **Commissioner Puyear**.

Commissioner Lueking asked if a less expensive elevation could be approved that uses only plank siding and another material on the columns – for example, would utilizing another material on only the columns meet the recommendations of the Architectural Review Board? **Ms. Nassif**, Planning and Development Services Director stated that Staff would review the amount of articulation and the types of materials utilized when it is submitted for Municipal Zoning Approval. If it does not meet the recommendations of the Architectural Review Board, it will be sent back noting that more articulation or additional materials are necessary.

The vote on the motion **passed** by a voice vote of 9 to 0.

- B. **Chesterfield Commons Six, Lot 5A (hhgregg) Lighting Plan**: A Lighting Plan for a 2.43 acre tract of land zoned "C8" Planned Commercial District located south of Interstate 64 U.S. Highway 40/61 west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Lighting Plan for **Chesterfield Commons Six, Lot 5A (hhgregg)**. The motion was seconded by **Commissioner Watson** and **passed** by a voice vote of 9 to 0.

- C. **Downtown Chesterfield (P.Z. 45-2007 Downtown Chesterfield) - Time Extension:** A request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for a 98.10 acre tract of land zoned "PC&R" Planned Commercial and Residential District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Time Extension for **Downtown Chesterfield (P.Z. 45-2007 Downtown Chesterfield)**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 9 to 0.

VIII. **OLD BUSINESS** - None

IX. **NEW BUSINESS**

It was noted that **Commissioners Geckeler** and **Wuennenberg** would be absent from the January 23rd Planning Commission meeting.

X. **COMMITTEE REPORTS** - None

XI. **ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

Michael Watson, Secretary