

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 13, 2010**

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

I. ROLL CALL

PRESENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Acting Chair Amy Nolan

Acting-Mayor Barry Flachsbart
Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Mr. Bruce DeGroot
Mr. G. Elliot Grissom

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Acting Chair Nolan acknowledged the attendance of Acting-Mayor Barry Flachsbart and Councilmember Matt Segal, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion to approve the minutes of the November 22, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Puyear and **passed** by a voice vote of 5 to 0 with 1 abstention from Commissioner Watson.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Chesterfield Commons Seven:** A Site Development Concept Plan and Conceptual Landscape Plan for a 6.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan and Conceptual Landscape Plan for **Chesterfield Commons Seven**. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 6 to 0.

- B. Chesterfield Commons West, Lot 6C (Gordman's):** A Site Development Section Plan, Landscape Plan, and Architectural Elevations for a 6.824 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, and Architectural Elevations for **Chesterfield Commons West, Lot 6C (Gordman's)**. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 6 to 0.

- C. **Spirit of St. Louis Airpark, Lot 2 (Aero Charter)**: A 2nd Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 8.59 acre tract of land zoned "M3" Planned Industrial District located southwest of the intersection of Edison Avenue and Turbine Avenue.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for **Spirit of St. Louis Airpark, Lot 2 (Aero Charter)**. The motion was seconded by **Commissioner Watson** and **passed** by a voice vote of 6 to 0.

- D. **Spirit Trade Center, Lot 17 (Labels Direct)**: An Amended Site Development Section Plan and Architectural Elevations for a 1.384 acre tract of land zoned "M3" Planned Industrial District, on the east side of Trade Center Boulevard and south of the intersection of Chesterfield Airport Road and Trade Center Boulevard, more specifically addressed 664 Trade Center Boulevard (17V340187).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan and Architectural Elevations for **Spirit Trade Center, Lot 17 (Labels Direct)**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 6 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:07 p.m.

Michael Watson, Secretary