CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 11, 2000

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

I. **PRESENT**

Mr. David Banks
Mr. Mike Kodner
Ms. Stephanie Macaluso
Mr. Jerry Right
Ms. Victoria Sherman
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Dan Layton, Jr.
Ms. Rachel Nolen
Mr. B. G. Wardlaw

II. **INVOCATION**: Commissioner Sherman

III. **PLEDGE OF ALLEGIANCE**: All

Chairman Broemmer recognized the attendance of Councilmember Mike Casey (Ward III), Councilmember Dan Hurt (Ward III) and Council Liaison John Nations (Ward II).

IV. **PUBLIC HEARINGS**:

Commissioner Kodner read the first portion of the "Opening Comments."

A. **P.Z. 44-2000 Stoneridge Development**; a request for a change of zoning from an "NU" Non-Urban District to an "R-6" 2,000 square-foot Residence District for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312).
Proposed use: Multiple-family homes.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for **P.Z. 44-2000 Stoneridge Development**;

- Speaker showed aerial slides of the subject site;
- Rezoning from "NU' to 'R-6' Multi-Family;
- Proposed number of units is 166; 10 buildings, some with 2-story townhouses on each end; maximum stories is 3;
- Total site is 9.25 acres;
- Is in accord with the Chesterfield Comprehensive Plan;
- Originally was subject of 1999 rezoning request for office use (Tri-Star). Tri-Star has teamed up with Mills to rezone to R-6;
- Speaker stated that petitioner feels that issues of the City and residents have been addressed since the request for rezoning for office use.

2. Mr. George Stock, Stock and Associates, 425 N. New Ballas Road, Ste. 165, St. Louis, MO, engineer for **P.Z. 44-2000 Stoneridge Development;**

- Speaker stated that Highway 40 is to the north, an office building is to the east and the Chesterfield Hill Subdivision is to the west;
- Access would be via a commercial entrance located on the South Outer 40 Road in the approximate location of the driveway that serves the house on top of the hill;
- The street runs parallel to the common ground of the Chesterfield Hill Subdivision. The street ends and there are seven (7) homes that back to the property immediately adjacent to the western property line;
- The road continues through the site, continuing in an easterly direction before becoming a loop drive for emergency vehicles;
- The site would have a clubhouse building and pool;
- The site slopes from west to east. The elevation of the Outer Road is approximately 520 feet. The high point of the site is along the western property line adjacent to the common ground that is 584 feet and along the creek the elevation is approximately 500 feet. There are 84 feet of relief through the site as it goes from west to east and 64 feet as it goes from the center of the site to the north and Outer Forty;
- The objective is to excavate materials within the site adjacent to the western property line and lower the elevation of the site in order to stair step the buildings so that the majority of the buildings from north to south are going to sit below the adjacent residential properties;
- Sanitary sewer is located along the south with a 10-inch PCP pipe;
- All storm water will flow from west to east;
- There would be a walking trail integrated into the subdivision.

3. Mr. Bruce Mills, 15480 Elk Ridge Lane, Ste. 200, Chesterfield, MO 63017, petitioner for **P.Z. 44-2000 Stoneridge Development**;

- Largest apartment management company in St, Louis;
- Owns Schoettler Village;
- Proposed development would be called 'Boulder Springs;'
- Petitioner has over 1,000 tons of boulders to use on this site;
- Units would have the following: 9-foot ceilings, vaulted ceilings, fireplaces, private garages, carports, customized alarm systems, putting green, valet dry cleaning, 24-hour fitness center, fully-equipped 24-hour business center with computers and fax machines, extensive landscaping, and crown molding in the living room, dining room and kitchen;
- Rents would range from $900 to $1,800 per month;
- Units would be approximately 1,200 square feet;
- Market is for retirees and executives who rent by choice.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION -

4. Mr. Miles Cramer, 1569 Candish, Chesterfield, MO 63017, resident speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker asked if the tax revenue generated from this proposed development would be worth the outlay in City services, utilities and traffic congestion in the area;
- Speaker asked what impact this proposed development will have on the property values along Candish Lane.

5. Mr. Ed Wheatley, 14566 Ansonborough Court, Chesterfield, MO 63017, trustee for Chesterfield Hill First Addition Subdivision, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker read a welcome statement from the City of Chesterfield web site;
- Speaker stated that the proposed development is not appropriate for this location;
- Speaker stated that the area would be too dense;
- Speaker presented signed petitions from Chesterfield Hill Subdivision residents opposing the proposed development.

6. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, trustee for Chesterfield Hill Subdivision, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker stated the proposed development is too dense for the area;
- Speaker stated that the proposed development does not provide adequate buffers;
- Speaker asked the Planning Commission to deny this petition.

7. Ms. Lynne Strasser, 17615 Adgers Wharf Drive, Chesterfield, MO 63017, trustee for Chesterfield Hill Subdivision, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker stated that there would be too much traffic;
- Speaker expressed concern with school bus safety;
- Speaker expressed concern with lower property values.

8. Mr. & Mrs. Ron Brow, 1526 Candish Lane, Chesterfield, MO 63017, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speakers stated that the proposed development is too dense;
- Speakers stated that the proposed development is too tall and too close to existing property lines;
- Speakers stated that leveling the property would create a drop-off;
- Speakers expressed concern with the loss of trees;
- Speakers asked the Planning Commission to deny this rezoning.

9. Mr. Howard Zinschlag, 1542 Candish Lane, Chesterfield, MO 63017, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker expressed concern with lack of privacy and possible security problems;
- Speaker expressed concern with flooding and erosion;
- Speaker stated that the setbacks do not allow for buffering.

10. Ms. Catherine De Waelsche, 1538 Candish Lane, Chesterfield, MO 63017, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker stated that there needs to be a larger buffer between the existing homes and the proposed development;
- Speaker stated that the proposed development is not compatible with the zoning;
- Speaker asked the Planning Commission to deny this rezoning.

11. Mr. Rick Neeter, 1524 Candish Lane, Chesterfield, MO 63017, speaking in opposition to **P.Z. 44-2000 Stoneridge Development**;

- Speaker asked the Planning Commission to remain consistent and protect the integrity and property values of the residents of Chesterfield Hill Subdivision.

SPEAKERS - NEUTRAL

REBUTTAL -

Mr. Doster stated that a traffic study is complete for this site and that the impact of this proposed development is very minimal.

Mr. Doster stated that a wrought iron fence would solve the security concerns.

Mr. Doster stated that there is the possibility of additional plantings to the yards of the neighboring residents.

Mr. Doster stated that new plans would be submitted showing the section lines.

Mr. Stock stated that the green space ratio is 53% on the proposed site. Mr. Stock stated that the proposed development would meet the requirements for the tree ordinance.

Mr. Wagner stated that the following issues would be addressed:

1. Comprehensive Plan Conformance;
2. Traffic and Safety;
3. Density and Transitional Zoning;
4. Buffer;
5. Flooding and Erosion;
6. Building Heights;
7. Review at the year 2005 with the Chesterfield Transportation Study;
8. Revised plan with the section lines to be submitted;
9. Review of the setbacks from one zoning to another;
10. Review of shifting the driveway from the west to the east so there would not be two (2) curb cuts so close together;
11. Review of pedestrian walkways with the lakes.

Chairman Broemmer called a recess at 8:15 p.m. and reconvened the meeting at 8:22 p.m.

Commissioner Kodner read the middle portion of the Opening Comments.

B. **P.Z. 45-2000 City of Chesterfield**; a request for a change of zoning from an "NU" Non-Urban District to an "R-3" 10,000 square-foot Residence District for 1.20 acres of land located on the south side of Conway Road, north of the future Forty West II Office building (Solomon II). Proposed use: Single-family homes.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

City Attorney Doug Beach stated that the rezoning of **P.Z. 45-2000 City of Chesterfield** is being done in accordance with the Solomon II approval which was to rezone the rear 1.2 acres from "NU' to R-3, according to the Comprehensive Plan. Mr. Beach stated that at this time there is no recommendation for development.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL – None

REBUTTAL - None

Commissioner Kodner read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion **to approve** the November 30, 2000 Meeting Minutes. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT

1. Mr. Bill Biermann, 16020 Swingley Ridge Road, Ste. 130, Chesterfield, MO 63017, speaking in favor of **P.Z. 38-2000 Waller-Hoch Corporate Park**;

- Speaker represents Charlotte Hoch;
- Speaker stated that there would be a 40-foot wide easement across her property that will facilitate cross access to and from the parcels in the general area.

2. Mr. Bob Brinkmann, 16050 Chesterfield Grove Road, Chesterfield, MO 563017 speaking in favor of the **Subdivision Regulation Variance – Swingley Ridge Office Building**;

- Did not speak.

3. Mr. Dean Burns, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, speaking in favor of **Plaza at Boone's Crossing (Chesterfield Commons)** and **Taylor Morley Office Building**;

- Speaker explained the changes to **Plaza at Boone's Crossing (Chesterfield Commons)** and **Taylor Morley Office Building**.

Commissioner Macaluso brought to the attention of the Commission that the revised plan now shows more parking and a larger area that is not green space.

4. Ms. Jade Gardner Bute, 15593 Bedford Forge Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 19-1999 Chesterfield Village**;

- Speaker expressed appreciation to Sachs Properties for meeting with the residents of the Brandywine Condominiums and making compromises;
- Speaker stated that the residents of Brandywine would like the building lowered to four (4) stories.

5. Mr. Steve Koslovsky, 168 North Meramec, Clayton, MO 63105, attorney, speaking in favor of **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated the height of the proposed development is consistent with other 6-story buildings already in existence on the corner of this intersection;
- Speaker asked the Planning Commission to vote on this petition this evening.

6. Mr. Carl Lueker, 10849 Indian Head Industrial Blvd., St. Louis, MO 63132, engineer, speaking in favor of **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that the height of the buildings has been reduced and the setback for the garage remains 80 feet from the Parkway;
- Speaker stated that off-site detention is not included in the green space calculation.

7. Mr. Jim Jacobi, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that proposed buildings had the following elevations:
  Building A – 3-story- 700 feet above mean sea level;
  Building B – 4-story – 722 feet above mean sea level;
  Building C – 6-story – 1st floor is more than 20 feet below the first floor – 725 feet above mean sea level;
  Comparing with:
  Roosevelt Bank Building – 744 feet above sea level;
  SSM Building – 750 feet above sea level.

8. Ms. Kathy Higgins, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that the 3.3/1000 parking ratio is adequate. If a different ratio were used, another floor would need to be added to the parking garage;
- Speaker asked the Planning Commission to allow the parking ratio to remain at 3.3/1000.

9. Mr. Robert Vukich, 101 Bellevue Road, Pittsburgh, PA 15229, landscape architect for **P.Z. 19-1999 Chesterfield Village**;

- Speaker stated that he has worked with Sachs Properties with regards to the berm.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **St. Louis County Library, Town Square**; Review of Site Plan, Architectural Elevations and Landscape Plan for the proposed library.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Plan, Architectural Elevations and Landscape Plan for the **St. Louis County Library, Town Square** with the conditions to include the recommendations of the Architectural Review Board (ARB) and that trees will be added around the trash enclosure. The motion was seconded by Commissioner Right **and passes by a voice vote of 6 to 0.**

B. **Chesterfield Grove**- 5th Amended Site Development Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "C-3" Shopping District. Chesterfield Grove is located at the intersection of Baxter Road and Chesterfield Airport Road, south of Highway 40.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the 5th Amended Site Development Plan, Architectural Elevations and Landscape Plan for **Chesterfield Grove**. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 6 to 0.**

C. **Spirit Trade Center Plat 1, Lot 17**: A Site Development Section Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "M-3" Planned Industrial District and is located on a 3.1 acre site, in the Spirit Trade Center at the northwest corner of Chesterfield Airport Road and Spirit Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Spirit Trade Center Plat 1, Lot 17**, with the condition to include the recommendations of the Architectural Review Board (ARB) to the Landscape Plan. The motion was seconded by Commissioner Banks **and passes by a voice vote of 6 to 0.**

D. **St. Louis Family Church**: A Landscape Plan for a 16.7 acre "PI" Planned Industrial District located on the south of Chesterfield Airport Road, west of Valley Center Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends that the Landscape Plan for **St. Louis Family Church** be held to allow the petitioner to resubmit revised plans with alternatives. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 6 to 0.**

E. **GameMaster Addition, Chesterfield Executive Park, Lot 10**; Review of Site Plan and Architectural Elevations for an addition to an existing facility.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Plan and Architectural Elevations for **GameMaster Addition, Chesterfield Executive Park, Lot 10** with the condition to include the recommendations of the Architectural Review Board (ARB). The motion was seconded by Commissioner Kodner **and passes by a voice vote of 6 to 0.**

F. **Taylor Morley Office Building**: An Amended Site Development Section Plan and Landscape Plan. The subject property is zoned "C-8" Planned Commercial and is located on a 4.57 acre site, in the Chesterfield Commons North.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan and Landscape Plan for the **Taylor Morley Office Building**. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 6 to 0.**

G. **Plaza at Boone's Crossing-(Chesterfield Commons)**; An Amended Site Development Section Plan and Amended Landscape Plan for 3.06 acres in the "C-8" Planned Commercial District, governed by City of Chesterfield Ordinance Number 1344. Located on the northeast corner of Chesterfield Airport Road and Boone's Crossing.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan and Amended Landscape Plan for **Plaza at Boone's Crossing**. The motion was seconded by Commissioner Banks **and passes by a voice vote of 6 to 0.**

VIII. OLD BUSINESS

A. **P.Z 19-1999 Chesterfield Village**: a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet East of Elbridge Payne Road and South of Clarkson Road. Total area to be rezoned: 9.096 acres.
Proposed Uses:

1. Offices or office buildings;
2. Cafeterias for employees and guests only.
3. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;

Project Planner Matt Brandmeyer gave an overview of **P.Z. 19-1999 Chesterfield Village**. Mr. Brandmeyer stated the following:

1. That the petitioner has made revisions that include: Reduction of stories, reduction of square footage, reduction of parking per square footage, reduction of floor area ratio and the increase of green space percentage, and increase of the setback on the Parkway.

2. The building height has been restricted to what was on the Preliminary Plan:
   Building A – 45 feet,
   Building B – 60 feet,
   Building C – 90 feet,
   Sea level elevation restricted to 730 feet.

3. The green space calculation is 41% with the inclusion of the right-of-way space.

4. The parking ratio is 3.33/1,000 square footage for each building. The Performance Standards require 4/1000 square feet. Mr. Brandmeyer stated that this petition was submitted before the change in the Performance Standards thus this petition is not required to adhere to the new standards.

5. The parking garage will be designed with consistent architectural materials.

6. Staff has restricted illumination on the site. Page 11 of Attachment A states that lights on the parking structure must be turned off by 9:00 p.m., seven (7) days a week.

Commissioner Right made a motion to approve **P.Z. 19-1999 Chesterfield Village** per Attachment A. The motion was seconded by Commissioner Kodner.

Commissioner Banks made an amendment to the motion that the insurance coverage letter with regards to construction damage be included in Attachment A.

The petitioner stated that the insurance letter could be put in Attachment A.

Commissioner Right and Commissioner Kodner accepted the amendment to their motion.

Commissioner Macaluso made an amendment to the motion to change Attachment A to match the Performance Standards with regards to the maximum building height of 70 feet and the green space ratio of 45%. Commissioner Sherman seconded the amendment to the motion.

Commissioner Macaluso stated that **P.Z. 19-1999 Chesterfield Village** is below the new performance standards in three (3) areas.

Commissioner Banks stated that his concern is that if the petitioner is required to adhere to the Performance Standards than the building height would probably be raised or the footprint might be enlarged.

Commissioner Sherman stated that to her it is more of an aesthetic issue in keeping a compatible look with the buildings.

Commissioner Right stated that the petitioner has been very rational and reasonable and that he does not see anything wrong with a 6-story building as there is 1,000 feet or 1/5 of a mile between the proposed development and the Brandywine Condominiums.

Chairman Broemmer called for a vote on the amendment to the motion, which is: Commissioner Macaluso made an amendment to the motion to change Attachment A to match the Performance Standards with regards to the maximum building height of 70 feet and the green space ratio of 45%. Commissioner Sherman seconded the amendment to the motion.

Upon a roll call, the vote was as follows: Commissioner Banks, no; Commissioner Kodner, no; Commissioner Macaluso, yes; Commissioner Right, no; Commissioner Sherman, yes; Chairman Broemmer, *no*.

The amendment to the motion fails by a vote of 2 to 4.

City Attorney Doug Beach clarified that the Site Development Plan uses the ratio of 3.3/1000 for parking and the recommendation of Staff is 4/1000 which would add a floor to the parking garage. Mr. Beach stated that the motion would need to be amended so that Attachment A would reflect 3.3/100 instead of 4/1000.

The amendment to the motion was accepted by Commissioner Right and Commissioner Kodner.

Chairman Broemmer called for a vote on the amended motion which is: Commissioner Right made a motion to approve **P.Z. 19-1999 Chesterfield Village**, amending Attachment A with the 3.3/1000 parking ratio and that the insurance coverage letter with regards to construction damage be included in Attachment A. The amended motion was seconded by Commissioner Kodner.

Upon a roll call, the vote was as follows: Commissioner Kodner, yes; Commissioner Macaluso, no; Commissioner Right, yes; Commissioner Sherman, no; Commissioner Banks, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 4 to 2.

City Attorney Beach stated that five (5) votes are needed for passage, therefore **P.Z. 19-1999 Chesterfield Village** fails.

Commissioner Right made a motion for reconsideration of **P.Z. 19-1999 Chesterfield Village** at the January 8, 2001 Planning Commission Meeting when more commissioners would be present. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 6 to 0.**

B. **P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.**; A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 19.8 acre tract of land located south of Interstate 40, north of Chesterfield Airport Road, west of Long Road and east of Goddard.

Proposed Uses

(g) Automatic vending facilities for:
  (i) Ice and solid carbon dioxide (dry ice);
  (ii) Beverages;
  (iii) Confections.

(j) Business, professional, and technical training schools.

(k) Business service establishments.

(l) Cafeterias for employees and guests only.

(p) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.

(q) Financial institutions.

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
  (i) Facilities producing or processing explosives or flammable gases or liquids;
  (ii) Facilities for animal slaughtering, meat packing, or rendering;
  (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
  (iv) Steel mills, foundries, or smelters.

(gg) Medical and dental offices.

(ii) Offices or office buildings.

(kk) Outpatient substance abuse treatment facilities.

(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

(oo) Printing and duplicating services.

(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.** and stated that the petitioner has made a few changes to the Preliminary Plan. Mr. Brandmeyer stated that the issues being addressed are: The proposed uses and the conformance with the Chesterfield Valley Master Plan, the parking ratio and location, access and green space.

Commissioner Macaluso stated that she would like a setback or berm reviewed that would shield the property from Highway 40 and, when the temporary access road is vacated, make sure that it will become green space.

Chairman Broemmer stated that **P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C** would be held until all agency comments and issues are addressed.

C. **P.Z. 38-2000 Waller-Hoch Corp. Park**; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 9.5 acres of land located north of Chesterfield Airport Road, across from the intersection at Spirit Drive and Chesterfield Airport Road.

A. Primary Uses

(j) Business professional, and technical training schools.
(k) Business service establishments.
(q) Financial Institutions.
(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except;
(i) Facilities producing or processing explosives or flammable gases or liquids.
(ii) Facilities for annual slaughtering, meat packing, or rendering;
(iii) Sulphur plants, rubber reclamation plants, or cememt plants, and
(iv) Steel mills, foundries, or smelters.
(gg) Medical and dental offices.
(jj) Offices or office buildings.
(kk) Outpatient substance abuse treatment facilities.
(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
(oo) Printing and duplicating services.
(tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters and other indoor athletic facilities (including indoor soccoer facilities) (excluding golf courses, gof pactice driving ranges).
(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises. Note:

This use shall be limited to the existing convenience store.
(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live , or flammable gases and liquids.
B. Ancillary Uses
(g) Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice);
(ii) Beverages;
(iii) Confections.
(l) Cafeterias for employees and guests only.
(m) Childcare centers, nursery schools, and day nurseries.
(p) Dwelling lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 38-2000 Waller-Hoch Corp. Park**. Mr. Brandmeyer stated that the issues being addressed are: The proposed uses and the conformance with the Chesterfield Valley Master Plan, the access and cross access with Kramer and Terra, architectural standards and consistency, and comparison of green space with adjacent developments.

It was the consensus of the Planning Commission not to have cross access at the east end but would accept it at the south end.

Chairman Broemmer stated that **P.Z. 38-2000 Waller-Hoch Corp. Park** would be held until all agency comments and issues are addressed.

D. Subdivision Regulation Variance – Swingley Ridge Office Building

Chairman Broemmer stated that the petitioner for **Subdivision Regulation Variance – Swingley Ridge Office Building** requests that this petition be held.

Commissioner Sherman made a motion to hold **Subdivision Regulation Variance – Swingley Ridge Office Building**. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 6 to 0.**

X. COMMITTEE REPORTS:

A. Committee of the Whole –
B. Ordinance Review Committee –
C. Architectural Review Committee –
D. Site Plan/Landscape Committee –

Committee Chairman Right stated that the Committee has decided to combine the Commercial, Industrial and Valley Guidelines into one (1) document, 20% rule of genus for tree mixture, add provisions for ground cover, improve the tree list and have diagrams of the trees, list of shrubs, and add guidelines for planting and maintenance. Committee Chairman Right stated that the White Pine lasts longer then the Austrian Pine due to the pine wood nematode. The next Landscape Committee meeting will be held at 10:00 a.m. on Thursday, January 4, 2001 in Conference Room A at City Hall.

E. Comprehensive Plan Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 9:58 p.m.

Victoria Sherman

Victoria Sherman, Secretary