

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 10, 2007**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Lu Perantoni
Mr. Gene Schenberg
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

Mayor John Nations
Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Susan Mueller, Principal Engineer
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Watson

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Connie Fults, Council Liaison; and City Administrator Mike Herring.

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the **November 26, 2007 Planning Commission Meeting**. The motion was seconded by **Commissioner Schenberg** and **passed by a voice vote of 7 to 0** with **Commissioner Broemmer** abstaining as he was not present at the November 26th meeting.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Chesterfield Valley Center Lot 6 (CMS Communications L.L.C.):** An Amended Site Development Section Plan and Landscape Plan for a 2.5 acre tract of land zoned "M-3" Planned Industrial District, located at 722 N. Goddard, 500 ft. north of the intersection of Goddard and Chesterfield Airport Rd.

Commissioner Broemmer, representing the Site Plan Committee, made a motion to approve the **Amended Site Development Section Plan and Landscape Plan**. The motion was seconded by **Commissioner Schenberg** and **passed by a voice vote of 8 to 0**.

- B. Outdoor Equipment Lot 1 (17585 N. Outer 40 Road):** Amended Site Development Plan, Tree Stand Delineation Plan, Landscape Plan, and Amended Architectural Elevations for 4.018 acre tract of land zoned "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Commissioner Broemmer, representing the Site Plan Committee, made a motion to approve the **Amended Site Development Plan, Tree Stand Delineation Plan, Landscape Plan, and Amended Architectural Elevations**. The motion was seconded by **Commissioner Schenberg** and **passed by a voice vote of 8 to 0**.

- C. **14477 White Pine Ridge Lane (Nachman Residence):** House addition on the north side of an existing home zoned "R-2" Residence District with a density procedure, located at 14477 White Pine Ridge Lane in the Whitree Subdivision.

Commissioner Broemmer, representing the Site Plan Committee, made a motion to approve the House Addition. The motion was seconded by **Commissioner Watson** and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building):** A request for a change of zoning from "M3" Planned Industrial to "PI" Planned Industrial District for 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue (17U110167).

Mr. Shawn Seymour, Project Planner, stated the Public Hearing was held on November 15, 2007. At that time one outstanding issue was identified wherein the Petitioner was asked to consider removing some of the uses that are not practical, or which are inconsistent with the surrounding developments. The Petitioner has addressed the issue by letter of November 30, 2007 with the removal of four uses.

Commissioner Broemmer made a motion to approve P.Z. 43-2007 Chesterfield Industrial Park Lot 8 (The Marten Building). The motion was seconded by **Commissioner Watson**.

Upon roll call, the vote was as follows:

Aye: Commissioner Watson, Commissioner Banks,
Commissioner Broemmer, Commissioner Geckeler,
Commissioner Grissom, Commissioner Perantoni,
Commissioner Schenberg, Chairman Hirsch

Nay: None

The motion **passed** by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

The **Ordinance Review Committee** will meet on **December 19th** at **3:00 p.m.**

XI. MISCELLANEOUS

Commissioner Schenberg requested that the clocks in Conference Room 101 and Council Chambers be synchronized.

XII. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

Gene Schenberg, Secretary