

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 8, 2008**

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

I. ROLL CALL

PRESENT

Mr. David Banks
Mr. G. Elliot Grissom
Ms. Lu Perantoni
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

ABSENT

Ms. Wendy Geckeler
Ms. Amy Nolan

Mayor John Nations
Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Ms. Susan Mueller, Principal Engineer
Mr. Charlie Campo, Project Planner
Ms. Mindy Morhman, City Arborist/Urban Forester
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Mayor John Nations and Councilmember Dan Hurt, Council Liaison.

IV. PUBLIC HEARINGS – Commissioner Perantoni read the “Opening Comments” for the Public Hearing.

- A. **P.Z. 25-2008 City of Chesterfield (Tree Preservation and Landscape Requirements):** A request to repeal City of Chesterfield Ordinance 2367 and replace it with a new ordinance that revises the procedures and requirements for the preservation of trees and landscaping requirements within the City of Chesterfield.

STAFF PRESENTATION:

Project Planner Charlie Campo stated the following:

- All Public Hearing notification requirements were followed.
- Changes have been made to the Tree Manual based on input from the City Arborist.
- Revisions have been made to sections that relate to vehicular navigation to improve safety.
- Revisions have been made to insure consistency with Nuisance Ordinance 2498.
- Other various changes have been made in language and organization to make the ordinance easier to adhere to and to enforce.

Amendments to the Tree Manual:

- Sections II. and III. “Applicability” and “Exceptions” (page 1)
These sections were reorganized and revised to clarify the applicability to sites and projects, and when the Landscape and Tree Preservation Ordinance applies.
- Section IV. “Definitions” (page 1-6)
Several definitions were updated to reflect language in other development related ordinances and suggested revisions from the City Arborist.
- Section V. “Overview of Submittal Process” (page 6)
This table was revised to reflect the current submittal, review and decision making authorities for various development processes.
- Section VI. “Protection of Public or Private Trees” (page 7-8)
The section was revised to include language related to fines, and to reflect updated terms and titles.
- Sections VII. and VIII. “Tree Stand Delineation” and “Tree Preservation Plan” (page 8-11)
These sections were updated with regard to when Tree Stand Delineation Plans and Tree Preservation Plans are required.
- Section X. “Preservation Requirements on Construction Site” (page 12-14)
This section was revised to reflect updated terms and processes.

- Section XI. "Plant Selections" (page 14)
This section was changed to require an increase in variation to tree types and species required to be used. The percentages were decreased in order to allow for increased diversity for required plantings.
- Section XII. "Landscape Proposals" (page 14-20)
This section includes changes to information required to be shown on landscape plans. Additional changes focus on planting near vehicular areas.
- Section XIII. "Tree Protection Surety and Escrow Procedures" (page 21)
Changes were made to the section regarding the instances when a Tree Protection Surety is required to correspond with other sections that have applicability requirement changes.
- Section XV. "Requests for Modification" (21-24)
This section was amended to clarify the approval process for projects that cannot adhere to the standards of the Tree Manual including information required from the developer and the approval process of the City.
- Appendix A "Tree List"
The Tree List was revised with input from the City Arborist.

Commissioner Banks asked for clarification on Section XI.C. regarding "Plant Selections". It was noted that it is the City's intent to require a mix of trees on smaller projects of less than 50 trees.

PETITIONER'S PRESENTATION: None

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES: None

Ms. Aimee Nassif, Planning & Development Services Director, thanked Mr. Charlie Campo, Project Planner; Ms. Mindy Mohrman, City Arborist; and Ms. Susan Mueller, Principal Engineer for their hard work on the Tree Manual.

Commissioner Perantoni read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Proctor made a motion to approve the minutes of the November 24, 2008 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 6 to 0 with 1 abstention from Commissioner Watson.

VI. PUBLIC COMMENT

A. Towne Centre: Amended Sign Package

Petitioner:

Mr. Gary Cowles, St. Louis, MO was available for questions.

B. Hardees Iceplex (16851 North Outer 40 Road): Free Standing Sign

Petitioner:

Mr. Bill Peick, 100 S. Brentwood, St. Louis, MO, representing Summit Development Group, was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Towne Centre: Amended Sign Package for an 18.34 acre tract of land, zoned "PC" Planned Commercial District located on the west side of Long Road, south of Edison Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package for Towne Centre. The motion was seconded by Commissioner Proctor and **failed** by a voice vote of 3 to 4. (Commissioners Banks, Hirsch, Perantoni, and Watson voted "no".)

B. Hardees Iceplex (16851 North Outer 40 Road): A request for approval of a free-standing sign for a 12.87-acre "PC" Planned Commercial District-zoned recreational facility located east of the intersection of Boone's Crossing and North Outer 40 Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the request for approval of a free-standing sign for Hardees Iceplex (16851 North Outer 40 Road). The motion

was seconded by Commissioner Grissom and **passed** by a voice vote of 6 to 1. (Commissioner Banks voted “no”.)

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

A. Ordinance Review Committee

Commissioner Banks reported that the Committee had met last week. The “Residential Districts”, “Tear-downs” and “Planned Unit Developments” will be presented to the Commission in an upcoming Public Hearing.

Ms. Nassif stated that the “Planned Commercial” and “Planned Industrial” Districts, with the new uses, will be presented for Public Hearing in January.

B. Comprehensive Land Use Plan Committee

Ms. Nassif reported that the Committee will meet December 15th at 4:00 p.m.

XI. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

Michael Watson, Secretary