

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 26, 2007**

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

I. PRESENT

ABSENT

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

Mr. Fred Broemmer

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. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Susan Mueller, Principal Engineer
Ms. Mara Perry, Senior Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Schenberg

III. PLEDGE OF ALLEGIANCE – All

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

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

- A. **P.Z. 46-2007 Dugsford Commons (Reliance Bank):** A request for amendment of City of Chesterfield Ordinance 2198 to allow for one additional permitted use for a 1.436 acre "PC" Planned Commercial District located on Wild Horse Creek Road, approximately 550' southeast of Long Road (17263 Wild Horse Creek Road/ 18U420522).
Proposed additional use:
(x) Medical and dental offices

STAFF PRESENTATION:

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated the following:

- The following are the current Permitted Uses:
 - a. Financial institutions
 - b. Offices or office buildings
- The Petitioner is requesting an amendment to add an additional Permitted Use as follows: **(shown in bold)**
 - a. Financial institutions
 - b. **Medical and dental offices**
 - c. Offices or office buildings
- No change will be made to the existing structure.
- The ordinance amendment request is for Lot 2 only of Dugsford Commons.
- All Public Hearing requirements for the City of Chesterfield were met.
- The Comprehensive Plan designates the subject area as "Mixed Use".

PETITIONER'S PRESENTATION:

1. Mr. Lou Malamas, Reliance Bank, 10401 Clayton Road, Frontenac, MO stated the following:
 - They are trying to lease a space on the second floor of their existing building but are limited in their "Permitted Uses".
 - They have had an inquiry from an individual who is interested in leasing the space. The proposed use would fall under the "Medical and dental offices" category.
 - They are asking for an amendment to the Ordinance to allow this use.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES: None

Commissioner Perantoni read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

The Planning Assistant was asked to read previously-discussed corrections to the Meeting Summary for November 15, 2007, as noted below: **(corrections shown in red)**

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ISSUES:

1. Review the list of issues with the Petitioner to determine if any can be eliminated.

Since there were so few issues raised, Commissioner Banks suggested that the Commission review issues and vote on the subject petition at the next meeting.

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- ~~1.~~ **2.** Mr. Ted Lauffler, 1836 Still Hollow, Chesterfield, MO

Chair Hirsch then added the following correction: **(shown in red)**

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Commissioner ~~Geckeler~~ Perantoni expressed her concern with the current language with respect to the number of drive-ups/drive-thrus allowed.

Commissioner Grissom made a motion to approve the minutes of the November 15, 2007 Planning Commission Meeting, as corrected. The motion was seconded by Commissioner Geckeler and passed by a voice vote of 6 to 0 with 1 abstention from Commissioner Schenberg, who was absent from the November 15th meeting.

Commissioner Perantoni referred to the following statement from the November 15th Meeting Summary:

Commissioner Perantoni expressed concern that the proposed heights of the buildings could dilute the feeling of the urban core area.

She clarified that her concern related to her feeling that “the general height of the buildings is just too tall for where they are placed, according to the Comprehensive Plan”.

VI. PUBLIC COMMENT - NONE

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Cambridge Engineering (Kramer Commerce Center):**
Record Plat for a 19.8 acre tract of land zoned "PI" Planned Industrial District located north of the intersection of Spirit Drive North and Chesterfield Airport Road, south of I-64/U.S. 40-61, and west of Trade Center Boulevard.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Record Plat for Cambridge Engineering (Kramer Commerce Center). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0 with 1 abstention from Commissioner Watson, who noted his employment with Cambridge Engineering.**

- B. Simply Self Storage:** A Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Lighting Plan and Architectural Elevations for a 2.31 acre parcel located east of the intersection of Long Road and Chesterfield Airport Road.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Lighting Plan and Architectural Elevations for Simply Self Storage. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0.**

C. **Lamborghini of St. Louis (River Crossings Development)**: A request for one (1) temporary sign for Lots 7-8 of River Crossings Development zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and west of Boones Crossing.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the temporary sign for **Lamborghini of St. Louis (River Crossings Development)**. The motion was seconded by **Commissioner Watson**.

Commissioner Banks stated he would be voting against the temporary sign because he did not feel a compelling reason had been presented for an oversized sign for the subject site.

The motion **passed** by a voice vote of 5 to 2 with **Commissioners Banks and Geckeler** voting "no".

VIII. OLD BUSINESS

- A. **P.Z. 46-2007 Dugsford Commons (Reliance Bank)**: A request for amendment of City of Chesterfield Ordinance 2198 to allow for one additional permitted use for a 1.436 acre "PC" Planned Commercial District located on Wild Horse Creek Road, approximately 550 southeast of Long Road (17263 Wild Horse Creek Road/ 18U420522).
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(x) Medical and dental offices

Ms. McCaskill-Clay stated that the request is for an amendment to the governing ordinance for Dugsford Commons, specifically for Lot 2 which governs the Reliance Bank parcel. The Petitioner is requesting the addition of "Medical and dental offices" to the Permitted Uses. The Attachment A shows the changes proposed to the criteria for the development. The Attachment A has also been re-formatted to match the current format being used for Attachment A's.

Commissioner Banks questioned whether there is adequate parking for the site with the requested use. **Ms. McCaskill-Clay** replied that site had adequate parking for medical and dental office use.

Commissioner Schenberg made a motion to approve **P.Z. 46-2007 Dugsford Commons (Reliance Bank)**. The motion was seconded by **Commissioner Grissom**.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS

A. 2008 Meeting Schedule

Commissioner Schenberg made a motion to approve the 2008 Meeting Schedule. The motion was seconded by Commissioner Banks.

Commissioner Perantoni amended the motion to remove the meeting date of December 22, 2008 from the 2008 Meeting Schedule. Commissioners Schenberg and Banks accepted the amendment to the motion.

The motion, as amended, passed by a voice vote of 7 to 0.

X. COMMITTEE REPORTS

The **Ordinance Review Committee** is scheduled to meet on **October 28th at 3:00 p.m.** Chair Hirsch welcomed all Commissioners to attend.

XI. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

Gene Schenberg, Secretary