

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 24, 2008**

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

I. ROLL CALL

PRESENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Amy Nolan
Ms. Lu Perantoni
Mr. Stanley Proctor
Mr. Robert Puyear
Chairman Maurice L. Hirsch, Jr.

Mayor John Nations
Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Susan Mueller, Principal Engineer
Mr. Charlie Campo, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Mr. Michael Watson

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

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

Ms. Aimee Nassif, Planning & Development Services Director, announced that Mr. Charlie Campo and Mr. Justin Wyse, Project Planners for the City, recently passed the American Planning Association's national certification exam. This places Chesterfield in the position of having more certified, nationally-recognized Planners on staff than any other municipality.

Chair Hirsch then congratulated Mr. Campo and Mr. Wyse on their achievements.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Puyear made a motion to approve the minutes of the November 10, 2008 Planning Commission Meeting. The motion was seconded by Commissioner Grissom and **passed** by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

A. P.Z. 16-2008 Long Road Dental Office (143 Long Rd.)

Petitioner:

1. Mr. Jack Wolf, 803 Westmeade Drive, Chesterfield, MO was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. 1540 Pacland Place:** House addition on the west side of an existing home zoned "NU" Non-Urban District, located at 1540 Pacland Place in the McKenna Pacland Lake Subdivision.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the house addition for 1540 Pacland Place. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 8 to 0.

- B. Chesterfield Academy Early Childhood Education Center (17661 Wildhorse Creek Road):** Sign Package for a 2.245 acre tract of land zoned "E ½ Acre" Estate District located north of Chesterfield Elementary School.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Chesterfield Academy Early Childhood Education Center (17661 Wildhorse Creek Road) with the condition that if the adjacent road is closed, the sign will be re-considered for safety and other reasons. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 8 to 0.

- C. **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 Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package for **Towne Centre**. The motion was seconded by **Commissioner Perantoni**.

For clarification purposes, **Chair Hirsch** stated that this project did not come out of the Site Plan Committee with a positive recommendation.

The motion to approve **failed to pass** by a voice vote of 0 to 8.

- D. **Wings Corporate Estates (18390 Wings Corporate Drive)**: A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Commissioner Grissom, representing the Site Plan Committee, stated that the Site Plan Committee has no recommendation for a free-standing sign for **Wings Corporate Estates (18390 Wings Corporate Drive)**.

Commissioner Grissom then made a motion recommending approval of a free-standing sign for **Wings Corporate Estates (18390 Wings Corporate Drive)**. The motion was seconded by **Commissioner Proctor** and **failed to pass** by a voice vote of 4 to 4 with Commissioners Banks, Geckeler, Nolan, and Perantoni voting "no".

VIII. OLD BUSINESS

- A. **P.Z. 16-2008 Long Road Dental Office (143 Long Rd.)**: A request to amend City of Chesterfield Ordinance 2278 to amend the Floor Area, Building Requirements and Setback Requirements for Long Rd. Dental Office (143 Long Rd.), a 0.5 acre tract of land zoned "PI" Planned Industrial District located 0.1 mile south of the intersection of Chesterfield Airport Rd. and Long Rd. (17U120221)

Mr. Charlie Campo, Project Planner, stated that the Public Hearing for this project was held on October 13, 2008. At that time, the Commission identified no issues; Staff had one issue which the Petitioner has addressed.

The floor area ratio, overall building size and setback requirements have been amended to make developing the site more flexible. It was noted that the previous Attachment A for this site was written very strictly making it difficult to make any changes to the building.

Chair Hirsch asked if 30% open space is consistent with the other developments in this park. Mr. Campo replied that it is and noted that Staff feels all issues have been resolved.

Commissioner Banks made a motion to approve P.Z. 16-2008 Long Road Dental Office (143 Long Rd.). The motion was seconded by Commissioner Proctor.

Upon roll call, the vote was as follows:

**Aye: Commissioner Perantoni, Commissioner Proctor,
Commissioner Puyear, Commissioner Banks,
Commissioner Geckeler, Commissioner Grissom,
Commissioner Nolan, Chairman Hirsch**

Nay: None

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

IX. NEW BUSINESS

A. Proposed 2009 Planning Commission Meeting Dates

Chair Hirsch noted that there is one change to the Proposed 2009 Meeting Schedule in that the February 11th meeting will be moved to **February 9th**. It was agreed that the December 28th meeting would be kept on the schedule at this time but may be removed in the future.

Commissioner Banks made a motion to approve the Meeting Schedule for 2009, as amended. The motion was seconded by Commissioner Puyear and **passed** by a voice vote of 8 to 0.

X. COMMITTEE REPORTS – Ms. Nassif reported on the following Committees:

- A. Comprehensive Land Use Plan Committee** – The Committee met last week and is scheduled to meet again on **December 15th**.
- B. Ordinance Review Committee** – Next meeting is **December 3rd**. The Planned Commercial and Planned Industrial Districts will be on for Public Hearing on January 12th.
- C. Landscape Committee** – The Tree Manual will be on for Public Hearing on December 8th.

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Michael Watson, Secretary