

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 22, 2004**

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

I. PRESENT

Mr. David G. Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Ms. Stephanie Macaluso
Dr. Lynn O'Connor
Ms. Lu Perantoni
Chairman Victoria Sherman

ABSENT

Mr. Thomas Sandifer

Mayor John Nations
City Attorney Doug Beach
Mr. Bruce Geiger, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Kyle Dubbert, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Macaluso

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Mayor John Nations and Councilmember Bruce Geiger, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the November 8, 2004 Meeting. The motion was seconded by Commissioner Perantoni and **passed** by a **voice vote of 8 to 0**.

VI. PUBLIC COMMENT – None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Chesterfield Commons East Outlot 4 (Smokey Bones) Restaurant:** Amended Site Development Section Plan and Landscape Plan for a restaurant in the Chesterfield Commons East development, zoned “PC” Planned Commercial and located south of Chesterfield Airport Road, west of Chesterfield Commons East Rd at 17030 Chesterfield Airport Road.

Commissioner Hirsch, representing the Site Plan Committee, stated that this petition is being held at the request of Staff until the December 13, 2004 meeting.

- B. **Chesterfield Grove, Lot 3 (Maack Medical Office Building):** An Amended Site Development Plan and Landscape Plan for a medical office building on Lot 3 of Chesterfield Grove, zoned C-3 Shopping District, located west of Baxter Road and east and south of Chesterfield Airport Road.

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

- C. **Delmar Gardens Enterprises:** Amended Sign Package for Delmar Gardens zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Delmar Gardens at 14805 North Outer Forty Road. (18S320194)

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the Amended Sign Package. The motion was seconded by Commissioner Perantoni and **passed** by a **voice vote of 7 to 1**. (Commissioner Broemmer voted no.)

- D. **Kemp Automotive Museum (The Fred M. Kemp Foundation)**: Amended Site Development Plan and Lighting Plan for the Fred M. Kemp Automotive Museum, zoned “PC” Planned Commercial District, and located on a 5.104 acre tract of land on the north side of Chesterfield Airport Road, east of Boone's Crossing.

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the Amended Site Development Plan and Lighting Plan with the specification that all lighting standards have flat lenses. The motion was seconded by Commissioner O'Connor and **passed by a voice vote of 8 to 0**.

- E. **Mobil (Clarkson Road)**: Amended Site Development Section Plan and Landscape Plan for a gas station/convenience store in a “C-8” Planned Commercial District in Clarkson Square Shopping Center located on the west side of Clarkson Road.

Commissioner Hirsch, 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 Banks.

Commissioner Broemmer said he feels there is a problem with how the tanker trucks would enter and exit the site.

The vote on the motion to approve **passed by a voice vote of 6 to 2**. (Commissioners Asmus and Broemmer voted no.)

- F. **Paddington Hill**: A Site Development Plan, Landscape Plan, and Architectural Elevations for a 7.8 acre site zoned R-3 with a Planned Environment Unit.

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the Site Development Plan, Landscape Plan, and Architectural Elevations with the inclusion of the three recommendations from the Architectural Review Board. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0**.

- G. **Taco Bell (Chesterfield Commons, Outlot 15):** Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 1.50-acre tract of land, zoned “C-8” Planned Commercial District, located on the south side of Chesterfield Airport Road east of Chesterfield Commons Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan with the specification that all lighting standards have flat lenses. The motion was seconded by Commissioner Banks and **passed by a voice vote of 7 to 1**. (Commissioner Perantoni voted no.)

- H. **Xanadu Restaurant (Walnut Grove):** Amended Architectural Elevations for an 8,865 square foot restaurant building on a 2.375-acre tract of land in the Walnut Grove development, zoned “C-8” Planned Commercial and a “FPC-8” Flood Plain Planned Commercial and located on Long Road south of Edison Road and north of Wild Horse Creek Road.

With respect to the Amended Architectural Elevations, Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the color and the addition of the vestibule, with columns that are identical in style to those existing on the rest of the development; everything else is held until the petitioner addresses the issues raised during the Site Plan Committee Meeting. The motion was seconded by Commissioner Banks and **passed by a voice vote of 8 to 0**.

VIII. OLD BUSINESS

Commissioner Macaluso expressed concern about some of the painted window signage being used by businesses in the community. Chairman Sherman stated that this would be put on the next agenda for the Ordinance Review Committee.

City Attorney Beach asked if the question of the length of subdivision streets was being reviewed in the subdivision code. Director of Planning Teresa Price stated that this is currently being researched. Chairman Sherman indicated that this also would be added to the agenda of the Ordinance Review Committee.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

XI. ADJOURNMENT

The meeting adjourned at 7:11 p.m.

Lynn O'Connor, Secretary