PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 8, 2004

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

I. PRESENT **ABSENT**

Mr. David G. Asmus — Ms. Stephanie Macaluso
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Thomas Sandifer
Chairman Victoria Sherman
Mayor John Nations
City Attorney Doug Beach
Mr. Bruce Geiger, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Mr. Kyle Dubbert, Project Planner
Mr. Michael Hurlbert, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner O'Connor

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Mayor John Nations; Councilmember Bruce Geiger, Council Liaison; Councilmember Connie Fults (Ward IV) and Councilmember Jane Durrell (Ward I).

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Hirsch made a motion to approve the minutes of the October 25, 2004 Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

1. Ms. Mary McCarthy, 128 Long Road, Chesterfield, MO speaking **in favor** of **P.Z. 20-2004 McCarthy L.L.C. (Farmers Valley Market)** stated the following:
   - She is requesting a change of zoning from "NU", Non-Urban District to "PC", Planned Commercial District at 128 Long Road.
   - She is requesting approval of her Preliminary Plan and zoning change request.
   - She will give full cooperation in eliminating any of the permitted uses still considered an issue.

Chairman Sherman stated that in the preceding Work Session, there was discussion about a possible change of language in Attachment A regarding the enclosures of the pavilion and asked Ms. McCarthy if she would like to respond to this. Ms. McCarthy replied that she will cooperate fully with any required language change regarding the garage doors. She does intend to use the garage doors and hopes they will look nice enough for the community.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Archiver's (Westfield Shoppingtown Chesterfield): An amended architectural elevation for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

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

B. Tower Center: A record plat for an approximately 3.220-acre tract of land, zoned "P.C." Planned Commercial, located on the northwest corner of Long Road and Edison Avenue at 17701 Edison Ave.

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the Record Plat. The motion was seconded by Commissioner O'Connor and **passed by a voice vote of 8 to 0.**

C. **Wehrenberg 14 Cine Light Approval**: A request for approval of the use of L.E.D. lighting for four (4) attached wall signs for a 21.57-acre tract of land zoned "PI" Planned Industrial, south of Chesterfield Airport Road and east of Public Works Drive at 450 THF Boulevard (17U240055).

Commissioner Hirsch, representing the Site Plan Committee, made a motion **to approve** the plans as presented. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 20-2004 McCarthy L.L.C. (Farmers Valley Market):** A request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for a .45 acre tract of land located east of Long Road and south of Chesterfield Airport Road (Locator Number: 17V 14 0043).

Project Planner Michael Hurlbert referred to the following issues that were brought forth from the previous meeting:

- Scaling down the permitted uses. The Attachment A has been written without the uses that were questioned, with the exception of dry cleaning facilities.
- Elimination of additional uses. Uses were asked to be scaled down by the Airport – those uses have been excluded, including auditoriums, child care centers and schools for business, professional or technical training.
- Use of garage doors. The Attachment A has been written to read: "*Specifically attention is to be paid to the use of garage doors on the pavilion structure.*" This is part of the "Architectural Elevations" section.
- Traffic flow – An exhibit is attached to the Staff Report detailing the traffic flow and indicating the location of directional signage.

Commissioner Sandifer made a motion **to approve P.Z. 20-2004 McCarthy L.L.C. (Farmers Valley Market)** as presented. The motion was seconded by Commissioner Broemmer.

Commissioner O'Connor requested that the motion be amended to eliminate "dry cleaning drop-off and pick-up stations" as a permitted use. Commissioner O'Connor noted that the petitioner had agreed to eliminate this permitted use during the Planning Commission meeting of October 25, 2004.

Both Commissioner Sandifer and Commissioner Broemmer agreed to accept this amendment to the motion.

Commissioner O'Connor referred to Section K, Architectural Elevations, on page 9 of the Attachment A. She requested that the original motion be further amended to change the last sentence of Section K as follows:

> *Specifically attention is to be paid to the ~~use~~ **style** of ~~garage~~ doors on the pavilion structure.*

Both Commissioner Sandifer and Commissioner Broemmer agreed to accept this second amendment to the motion.

Commissioner Hirsch expressed concern about putting the specific architectural elements in the ordinance. He then made a motion to strike the entire sentence from Section K as follows:

> ~~*"Specifically attention is to be paid to the use of garage doors on the pavilion structure."*~~

The motion was seconded by Commissioner Perantoni.

General discussion then followed about the procedure for Planning Commission input into Architectural Elevations.

A vote was then taken on the motion to strike the last sentence of Section K from the Attachment A. **The motion passed by a voice vote of 7 to 1.** (Chairman Sherman voted no.)

A vote was then taken on the original motion **to approve P.Z. 20-2004 McCarthy L.L.C. (Farmers Valley Market)** with the condition that "dry cleaning drop-off and pick-up stations" be eliminated as a permitted use.

Upon roll call, the vote was as follows:

Aye:	**Commissioner Perantoni, Commissioner Sandifer, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Commissioner Hirsch, Commissioner O'Connor, Chairman Sherman**
Nay:	**None**

The motion passed by a vote of 8 to 0.

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 7:23 p.m.

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Lynn O'Connor, Secretary