

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 22, 2012**

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

Mr. Bruce DeGroot
Ms. Wendy Geckeler
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Steven Wuennenberg
Chair Michael Watson

ABSENT

Ms. Laura Lueking

Councilmember Randy Logan, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Kevin Neill, Project Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Randy Logan, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Proctor made a motion to approve the Meeting Summary of the October 8, 2012 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 7 to 0 with 1 abstention from Commissioner Puyear.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Commons, Outlot 6 (Buffalo Wild Wings):** Amended Architectural Elevations, Architect's Statement of Design and Light-Emitting Diode (LED) Band for a 1.747 acre lot of land zoned "C8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of the intersection with Boones Crossing.

Commissioner DeGroot, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations, Architect's Statement of Design, and Lighting-Emitting Diode (LED) Band for Chesterfield Commons, Outlot 6 (Buffalo Wild Wings). The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. P.Z. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway):** A request for a change of zoning from a "C-8" Planned Commercial District to a "PC" Planned Commercial District for a 2.174 acre parcel of land located on the southwest corner of E Chesterfield Parkway and Swingley Ridge Road.

Project Planner Kevin Neill stated that Stages-St. Louis will be moving from its current location near Chesterfield Mall to the subject site. The site requires a change of zoning to allow for the intended uses of *general office, educational facility for specialized private schools, administrative office for religious or educational facility, and indoor theater*. The change of zoning will maintain all other development and procedural requirements currently governing the property.

The Public Hearing for this project was held on October 8, 2012 at which time no issues were raised; however, Staff was still awaiting comments from St. Louis County Department of Highways and Traffic. It was noted that these comments have since been received and were presented at the prior Work Session meeting. Staff recommends approval with the addition of the comments from St. Louis County.

Commissioner Proctor made a motion to approve P.Z. 11-2012 Stages-St. Louis (1023 E Chesterfield Parkway) with the addition of the comments from St. Louis County Department of Highways and Traffic. The motion was seconded by Commissioner DeGroot.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Midgley,
Commissioner Nolan, Commissioner Proctor,
Commissioner Puyear, Commissioner Wuennenberg,
Commissioner DeGroot, Chair Watson

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS

Ms. Aimee Nassif, Planning and Development Services Director reminded the Commission that the Division will be celebrating National Community Planning Month with a luncheon on November 2nd at 11:30 a.m. and she hopes that everyone is able to attend.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:08 p.m.

Bruce DeGroot, Secretary