

**CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - OCTOBER 9, 2006
7:00 PM**

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

- A.** Approval of September 25, 2006 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. 144 South Eatherton:** A request for a variance to allow for a new residential home to exceed the two (2) story, thirty five (35) feet height requirement for residential tear downs.

The Planning Commission may vote on this item tonight.

- B. Gundaker Commercial Group:** Sign Approval for Gundaker Commercial Group zoned "PI" Planned Industrial District located at 100 Chesterfield Business Parkway.

The Planning Commission may vote on this item tonight.

- C. **PetroMart Site Development Plan:** A Site Development Plan, Architectural Elevations, and Landscape Plan and Lighting Plan for a 0.92 acre tract of land located at 14898 Clayton Road, on the southeast corner of Clayton Road and Baxter Road.

The Planning Commission may vote on this item tonight.

- D. **Plaza Tire - Site Development Section Plan:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.47 acre parcel zoned "PC" Planned Commercial District located at 17520 Chesterfield Airport Road, 1,050 feet east of Long Road.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

- A. **Herman Stemme Office Park:** A request for an ordinance amendment to a 28.1 acre tract of land zoned "C8" Planned Commercial located at the northwest quadrant of Swingley Ridge Road and Chesterfield Parkway East.

The Planning Commission may vote on this item tonight.

- B. **Petro Mart:** A request for an ordinance amendment to allow for a change in the height of the car wash and a structure setback for a .92 acre parcel zoned "PC" Planned Commercial located on the south side of Clayton Road, at its intersection with Baxter Road

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

- A. **P.Z. 14-2006 Westfield Shoppingtown (#7, #148, #150 Chesterfield Mall and #595, #550 and #955 Chesterfield Center):** A request for an amendment to St. Louis County Ordinance 10,241 to allow for a sign package for the following addresses zoned "C8" Planned Commercial District: 7, 148, and 150 Chesterfield Mall and 595, 550 and 955 Chesterfield Center.

The Planning Commission may vote on a Resolution of Intent to conduct a Public Hearing on this amendment.

X. COMMITTEE REPORTS

- 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

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.