PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 30, 2013

The meeting was called to order at 7:01 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	
Ms. Merrell Hansen	
Ms. Laura Lueking	
Ms. Debbie Midgley	
Ms. Amy Nolan	
Mr. Stanley Proctor	
Mr. Robert Puyear	
Mr. Steven Wuennenberg	
Chair Michael Watson	

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the September 16, 2013 Planning Commission Meeting. The motion was seconded by Commissioner Puyear and **passed by a voice vote of 8 to 0** with 1 abstention from Chair Watson.

VI. PUBLIC COMMENT

1. Mr. Brett Hardesty, Hardesty Homes, 232 Chesterfield Industrial, Chesterfield, MO stated he was the Petitioner for **Justus Pointe at Chesterfield Village** and was available for any questions.

2. Mr. Chris Mueller, Stock & Associates Consulting Engineers, Inc., 257 Chesterfield Business Parkway, Chesterfield, MO stated he was representing the Petitioner for **Spirit Valley Business Park** and was available for any questions.

3. Mr. Daniel Hayes, NAI Desco, 19120 Babler Forest Road, St. Louis, MO stated he was representing the Petitioner for **Spirit Valley Business Park II (P.Z. 42-2007 Second Time Extension)** and was available for any questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

A. 2106 Bow Tree Court: A request for a residential addition on the east side of an existing home zoned "R2" Residence District with a "PEU" Planned Environmental Unit Procedure, located at 2106 Bow Tree Court in the Bent Tree Subdivision (20T610606).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the residential addition for 2106 Bow Tree Court. The motion was seconded by Commissioner Geckeler.

Discussion

Commissioner Wuennenberg asked whether the Petitioner was open to switching the garage door and the man door, which would place the garage door on the back of the house and the man door on the side of the house.

Mr. Ryan Cohen, Petitioner, 2106 Bow Tree Court, Chesterfield MO was asked to come to the podium to respond. Mr. Cohen stated that he would prefer not to switch the two doors. The plans were designed so that a sidewalk would come up next to the garage door so that during inclement weather nothing would have to be rolled into dirt or grass when exiting the garage.

Upon roll call, the vote to approve was as follows:

Aye: Commissioner Geckeler, Commissioner Hansen, Commissioner Proctor, Commissioner Puyear, Chair Watson

Nay: Commissioner Lueking, Commissioner Midgley, Commissioner Nolan, Commissioner Wuennenberg

The motion passed by a vote of 5 to 4.

B. **Chesterfield Airport Commerce Park (P.Z. 15-2009 Second Time Extension):** A request for a one (1) year extension of time to commence construction for three properties totaling 10.546 acres zoned "PI" Planned Industrial District located at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the one-year extension of time to commence construction for Chesterfield Airport Commerce Park. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 9 to 0**.

C. **Justus Pointe at Chesterfield Village:** An Amended Site Development Concept Plan for a 1.132 acre tract of land zoned "R-6" Residential District with a "PEU" Planned Environment Unit District located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road. (19S431943)

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan for Justus Pointe at Chesterfield Village. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 8 to 1** with Commissioner Geckeler voting "no".

D. **Justus Pointe at Chesterfield Village:** An Amended Site Development Section Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations for a 1.132 acre tract of land zoned "R-6" Residential District with "PEU" Planned Environment Unit District located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road (19S431943).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations for Justus Pointe at Chesterfield Village. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 1** with Commissioner Geckeler voting "no".

E. **Monsanto**: An Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations for a 200.51 acre tract of land zoned "C-8" Planned Commercial District on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr. (17S210094).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Statement of Design, and Architectural Elevations for Monsanto. The motion was seconded by Commissioner Nolan.

Commissioners Proctor and Puyear recused themselves from the vote citing their past relationship with Monsanto.

The motion to approve **passed by a voice vote of 7 to 0**.

F. **Spirit Valley Business Park**: An Amended Site Development Concept Plan for a 52.82 acre tract of land zoned "PI" Planned Industrial District, located south of Olive Street Road and east of Wardenburg.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan for Spirit Valley Business Park. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 1** with Commissioner Lueking voting "no".

G. **Spirit Valley Business Park II (P.Z. 42-2007 Second Time Extension)**: A request for a one (1) year extension of time to commence construction for a 27.4 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road and west of Wardenburg Road (Locator ID: 17W420024).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the one-year extension of time to commence construction for Spirit Valley Business Park II. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 9 to 0**.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.

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Steve Wuennenberg, Secretary