

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 27, 2010**

The meeting was called to order at 7:05 p.m.

I. ROLL CALL

PRESENT

ABSENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. Maurice L. Hirsch, Jr.
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman G. Elliot Grissom

Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Mr. Justin Wyse, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Grissom acknowledged the attendance of Councilmember Matt Segal, Council Liaison.

IV. PUBLIC HEARINGS – Commissioner Hirsch read the “Opening Comments” for the Public Hearing.

- A. **T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church):** A request to obtain approval for a Telecommunication Siting Permit for the purpose of placing additional antennas and replacing the existing tower mounted amplifiers (TMAs) within an existing monopole telecommunications tower on an 18.35 acre tract of land zoned “LLR” (CUP) at St. Thomas Church located at 17848 Wild Horse Creek Road. (18V120254)

STAFF PRESENTATION:

Ms. Annissa Mc-Caskill-Clay, Lead Senior Planner stated the following:

- All Public Hearing notification requirements have been met.
- The site is located directly south of Wild Horse Creek Road from Tara at Wildhorse Subdivision and is sandwiched in between property located within the City of Wildwood and Miramonte Subdivision to the east, and is surrounded further south by Greystone Subdivision.
- The site was zoned “LLR” Large Lot Residential with a Conditional Use Permit in 1998.
- The Conditional Use Permit for the site allowed for the existing tower to be constructed in 1998.
- The Petitioner currently has three antennas on the tower and is requesting the following:
 - Three additional antennas within the existing tower; and
 - The removal and replacement of three Tower Mounted Amplifiers (TMAs) within the tower.
- There is no change to the height or to the appearance of the tower. Everything being requested is being done internally.
- Staff has no issues.

PETITIONER’S PRESENTATION:

Mr. Matthew Jurson of Black & Veatch representing AT&T, 30150 Telegraph Road, Bingham Farms, MI gave a PowerPoint presentation and stated the following:

- All of the existing antennas are covered by canisters and three additional panel antennas will be added internally to the tower at the same height as the existing antennas.
- The Tower Mounted Amplifiers (TMAs) will be removed and replaced with new TMAS. The TMAS are small boxes mounted internally behind the panel antennas.
- Four of the coax will be removed and replaced internally with four new coax.
- No change is being made to the tower height.
- The new 12” canisters will be slightly larger than the existing canisters.
- The proposed upgrades are part of AT&T’s 3G network – these are serving capacity needs. The coverage of the site is essentially the same. The additional antennas will service the increase in data traffic and call traffic.
- The proposed upgrades address the demand in the use of the site

DISCUSSION

Commissioner Hirsch asked for clarification on the size of the canister. Mr. Jurson replied that the color will remain the same but the canister will be 12" wider – 6" on a side looking head-on. The current radius of the canister is 36"; this will be increased to 48". The width of the tower will only increase at the top two levels. AT&T's antennas are only installed at the second level from the top but for aesthetic purposes, the top two levels are being increased in diameter.

Commissioner Hirsch asked if the Airport requires the entire tower to be red and white in color or whether the lower portion of the tower could be camouflaged in "tree colors". Mr. Jurson replied that the FAA requires the staggered red and white color on the entire tower as an alternative to lighting the tower. Ms. McCaskill-Clay added that although the tower currently has a light, it is only lit "as directed". When the tower was first erected, it was lit consistently with a blinking light at nightfall; however, in recent years the tower is only lit sporadically due to the red and white design.

Chair Grissom advised the audience that the Planning Commission provides a Public Hearing for Telecommunication Siting Permits but does not vote on the Permit itself. Any issues identified during the Public Hearing process are passed on to the Planning & Public Works Committee for their recommendations, which are then forwarded on to the City Council for vote.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Hirsch read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Watson made a motion to approve the minutes of the **September 13, 2010 Planning Commission Meeting**. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 7 to 0 with Commissioners Banks abstaining.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Wildwood Plaza East:** A request for a free-standing sign to exceed six (6) feet in height, with an outline area to exceed fifty (50) square feet located on a 1.6 acre tract of land zoned "C-2" Shopping District, located along northeast intersection of Clayton Road and Wildwood Parkway.

Commissioner Puyear, representing the Site Plan Committee, made a motion to approve the Sign Request for a free-standing sign, 17'2" in height with an outline area of 97.9 square feet for Wildwood Plaza East. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0.**

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

Chair Grissom noted that this is Commissioner Hirsch's last meeting as serving on the Planning Commission, and while he will be formally recognized at the October 11th Planning Commission meeting, Chair Grissom thanked him for all the support and leadership he has given the Commission and City over the years.

On behalf of Mayor Nations and the entire City Council, Councilmember Segal thanked Commissioner Hirsch for his "many years of quality service and devotion to the City" and extended best wishes for all his future endeavors.

Ms. Aimee Nassif, Planning & Development Services Director, added her appreciation noting that during Commissioner Hirsch's term of service, the City has seen a lot of changes. She stated that it has been a "privilege and an honor" working with Commissioner Hirsch and thanked him for all his help.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Michael Watson, Secretary