PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 26, 2011

The meeting was called to order at 6:30 p.m.

I. ROLL CALL

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

City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Senior Planner
Mr. Justin Wyse, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Puyear read the "Opening Comments" for the Public Hearings.

A. T.S.P. 30-2011 AT&T (16641 Old Chesterfield Road): A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing monopole in a "C7" General Extensive Commercial District–zoned property located on the north side of Old Chesterfield Road east of Baxter Road (17T310247).

STAFF PRESENTATION:
Project Planner Kristian Corbin gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Corbin stated the following:

- All State and municipal Public Hearing notification requirements have been met.
- The site was zoned "C7" General Extensive Commercial District by St. Louis County.

- The existing monopole tower was constructed in 1998.
- The Petitioner is requesting the addition of three antennas to the existing monopole tower for the purpose of facilitating LTE 4G data services.
- Staff has no issues with the request.

PETITIONER'S PRESENTATION:
Mr. Steve Walters, Agent for AT&T, 7279 Forsyth Boulevard, St. Louis, MO stated that AT&T is currently undergoing a nationwide upgrade to their entire system called LTE. Every site in the metropolitan area, as well as every site located in Chesterfield, will be upgraded as part of this process. LTE will provide faster data service for cell phones. He feels that the antennas being added will hardly be noticeable in comparison to the existing antennas on the site.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

City Attorney Heggie informed the members of the audience that the Planning Commission conducts the public hearings for the Telecommunications Siting Permit Applications. They are then forwarded to the Planning & Public Works Committee of Council for review; and then ultimately on to City Council for vote.

B. T.S.P 31-2011 AT&T (1 McBride and Son Center Drive): A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing high structure in a "C8" Planned Commercial District–zoned property located at 1 McBride and Son Center Drive on the northwest corner of the intersection of Chesterfield Airport Road and McBride and Son Center Drive (17U330167).

STAFF PRESENTATION:
Project Planner Kristian Corbin gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Corbin stated the following:
- All Public Hearing notification requirements have been met.
- The site was zoned "C8" General Planned Commercial District by St. Louis County.
- The existing AT&T equipment was constructed in 1997.
- The Petitioner is requesting the addition of three antennas to the existing high structure for the purpose of facilitating the LTE 4G data service.
- Staff has no issues with the request.

PETITIONER'S PRESENTATION:
Mr. Steve Walters, Agent for AT&T, 7279 Forsyth Boulevard, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

C. **T.S.P. 34-2011 AT&T (16141 Swingley Ridge Road)**: A request to obtain approval for a Telecommunication Facility Siting Permit for a collocation of additional antennas and equipment on an existing high structure in a "C2" Shopping District–zoned property located on the northeast corner of the intersection of Swingley Ridge Road and Nardin Drive (18S230181).

STAFF PRESENTATION:
Senior Planner Shawn Seymour gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Seymour stated the following:

- All Public Hearing notification requirements per City and State statute were met.
- The cell tower is located on an existing three-story office building.
- The site was zoned "C2" Shopping District by St. Louis County.
- In 1986, St. Louis County approved a Conditional Use Permit authorizing the office use on the property.
- The existing six AT&T antennas were approved administratively in 2003.
- The Petitioner is requesting the addition of three antennas to an existing high structure for the purpose of facilitating LTE 4G data service.
- Staff has no issues.

PETITIONER'S PRESENTATION:
Mr. Steve Walters, Agent for AT&T, 7279 Forsyth Boulevard, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Puyear read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Wuennenberg made a motion to approve the minutes of the September 12, 2011 Planning Commission Meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0.**

VI. PUBLIC COMMENT

A. P.Z. 08-2011 Kramer Commerce Center (Kramer Assets Group, LLC and Kramer Properties, LLC)

Mr. Rico Bertucci, representing the Petitioner, Mr. Jack Kramer, 257 Chesterfield Business Parkway, Chesterfield, MO was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Chesterfield Village Mall (American Girl): Amended Architectural Elevations for a 10.84 acre lot of land zoned "C8" Planned Commercial District located in the southwest corner of the intersection of Interstate 64 and Clarkson Road.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Chesterfield Village Mall (American Girl). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0**.

B. Delmar Gardens: An Amended Lighting Plan for an 11.17 acre parcel of land zoned "NU" Non-Urban District with a Conditional Use Permit (CUP) located east of the intersection of Interstate 64/U.S. Highway 40-61 and Chesterfield Parkway East.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Amended Lighting Plan for Delmar Gardens. The motion was seconded by Acting Chair DeGroot and **passed by a voice vote of 5 to 0**.

VIII. OLD BUSINESS

A. P.Z. 08-2011 Kramer Commerce Center (Kramer Assets Group, LLC and Kramer Properties, LLC): A request for a change of zoning from "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 16.7 acre tract of land located north of the intersection of Spirit Drive North and Chesterfield Airport Road and south of Interstate 64/U.S. Highway 40-61. (17V620083, 17V620094 and 17V610040)

Senior Planner Mara Perry stated that the Petitioner is requesting a reduction in the required open space from 35% to 30%. This request requires a separate vote with a two-thirds vote for recommendation of approval.

At the Public Hearing there were no comments or outstanding issues. The Attachment A has been written with all outside Agency input, as well as Staff review. The Petitioner is keeping the same uses and has coordinated them with the new uses in the new "PI" District. They would like to move forward with the opportunity to build two small office buildings.

Acting Chair DeGroot made a motion to approve the rezoning request of P.Z. 08-2011 Kramer Commerce Center (Kramer Assets Group, LLC and Kramer Properties, LLC). The motion was seconded by Commissioner Midgley.

Commissioner Midgley made a motion to amend the motion to allow a reduction in the open space requirement from 35% to 30%. The motion was seconded by Acting Chair DeGroot and **passed by a voice vote of 5 to 0***.

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

Aye: Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Midgley, Commissioner Puyear, Acting Chair DeGroot

Nay: None

The motion passed by a vote of 5 to 0.

Note from Planning & Development Services Director:

The vote to allow a reduction in the open space requires 2/3 vote (6 votes) of the Planning Commission. The petition will be forwarded on to City Council for vote with an advisory note that while only five Commissioners were present at the vote meeting, the request for the open space reduction was unanimously accepted.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 6:53 p.m.

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Michael Watson, Secretary