

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 25, 2006**

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

I. PRESENT

Mr. David Asmus
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Tom Sandifer
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. David Banks

Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Ms. Teresa Price, Director of Planning
Ms. Mara Perry, Senior Planner
Mr. Charles Campo, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Councilmember Mary Brown, Council Liaison.

PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the **September 11, 2006 Planning Commission Meeting**. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Chesterfield Oaks: Amended Sign Package for 7.4-acre parcel zoned "PC" Planned Commercial, located east of Clarkson Road, south of its intersection with Chesterfield Parkway East.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to accept the Amended Sign Package with the following modifications to the "Sign Criteria": (**Modifications shown in red**)

- C. 2. (i) The maximum height of the sign ~~field~~ on the building fascia for units C2, C3, C4, C6, C7, C8, A1, A2, A3, A4, A6, A7, A9, A10, and A11 shall not exceed 30".
- C. 2. (ii) The maximum height of the sign ~~field~~ on the building fascia for units C1, C5, and A5 shall not exceed 36" for letters. ~~and 48" for the background panels. Background panels will be used in these locations. The sign size calculation shall not apply to such background panels.~~
- C.4. Signs shall be composed of individual illuminated letters. ~~Wireways on the brick façade, painted the color of the brick, shall be permitted. Sign boxes, cabinets, and raceways will not be permitted. Provided, however, on units C1, C5, and A5, individual letters shall be attached to a background panel similar to the St. Louis Bread Company sign package (unit A8), as submitted to the City of Chesterfield, provided, however, the background panel may vary in shape, color and size but not exceed 48" in height as stated in paragraph C.2. (ii).~~

The motion was seconded by Commissioner Sandifer and **passed** by a voice vote of 8 to 0.

- B. Logan College: Amended Landscape Plan for a 111.2 acre tract of land zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban, north of Clayton Road and west of Schoettler Road at 1851 Schoettler Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Landscape Plan. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0.**

The following two items were not discussed in the prior Site Plan Committee Meeting and were presented by their Petitioners at this time.

- C. Ascension School (Pre-School Addition) Amended Site Development Plan:** An Amended Site Development Plan and Architectural Elevations for an approximately 20 acre lot of land located north of Wild Horse Creek Road and east of Baxter Road.

Mr. Dennis Talley, Stauder Architecture, stated the following:

- They propose building an addition to the existing pre-school building, which would be just under 3,000 sq. ft.
- The addition would carry out the same rooflines, brick façade, and materials.
- The addition would result in the loss of two trees, which will be replaced with three trees from the City's approved tree list.

Commissioner Sandifer made a motion to approve the Amended Site Development Plan as presented. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 8 to 0.**

- D. Maune Development-Lot 6A & 6B (Spirit Trade Center Plat 1):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 3.6 acre lot of land zoned M-3, located on the NE corner of Edison Avenue and Spirit Drive

Mr. George Stock, Stock and Associates, stated the following:

- Lots 6A and 6B were created when Lot 6 was subdivided approximately three years ago.
- Lot 6A is approximately 1.7 acres; Lot 6B is approximately 1.8 acres.
- They proposed two flex buildings – multi-tenant office/warehouse buildings.
- Building A would be 17,514 sq. ft.; Building B would be 19,256 sq. ft.
- Both buildings front Edison Avenue with access via an existing commercial driveway within a cross access easement, which was constructed as part of the Millsap-Singer site.
- There is an emergency gated access for fire access to Edison Avenue only.
- Associated parking for Building A is 54 spaces; associated parking for Building B is 34 spaces. There is a cross access drive between the two buildings.

- All of the loading and mechanical equipment is located along the north side of the building.
- Each lot has 30% open space.

Commissioner Broemmer made a motion to approve the Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 8 to 0.**

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

A. Architectural Review Committee

Chair Hirsch announced that the Architectural Review Committee has met and is working on the Architectural Guidelines, which will become a part of the Unified Code.

B. Ordinance Review Committee

It was agreed to re-schedule the September 29th meeting from 9:00 a.m. to **8:00 a.m.**

XI. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

David Banks, Secretary