CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY – SEPTEMBER 22, 2008
7:00 PM

Link to Site Plan Committee and Work Session Agenda/Meeting Time

AGENDA

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

A. **T.S.P. 05-2008 Cricket Communications (Baxter Gardens):** A request to obtain approval for a Telecommunication Facility Siting Permit on a "R1" Residence District-zoned 2.01 acre tract of land located at 17259 Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Long Road (18U420104).

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING MINUTES

A. **Approval of September 8, 2008 Planning Commission Minutes**

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **1234 Walnut Hill Farm Drive:** A request for an addition to a residential structure that exceeds 500 square feet. House addition on the northeast and southwest side of an existing home zoned "NU" Non-Urban District, located at 1234 Walnut Hill Farm Drive in the Walnut Hill Farm Drive Subdivision.

The Planning Commission may vote on this item tonight.

B. **Downtown Chesterfield:** A Record Plat for a 15.96 acre lot of land zoned "C-8" Planned Commercial District located on the northwest corner of Chesterfield Parkway West and Lydia Hill Road.

The Planning Commission may vote on this item tonight.

C. **Spirit of St. Louis Corporate Center:** A Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan for 31.24 acre tract of land zoned “PC” Planned Commercial located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

The Planning Commission may vote on this item tonight.

D. **Valley Gates Subdivision lot 2 (Value Place Hotel):** Architectural Elevations for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 08-2008 Tpheris Israel Chevra Kadish Congregation**: A request for a change of zoning from “NU” Non-Urban to “R2” Residence District for a 4.94 acre tract of land located at 14550 Ladue Road, west of the intersection of Ladue Road and Green Trails. (17R220443)

Staff will discuss issues with the Planning Commission.
The Planning Commission may vote on this item tonight.

B. **P.Z. 18-2008 City of Chesterfield (Architectural Review Board):** An ordinance repealing section 1003.177 of the City of Chesterfield Zoning Ordinance and creating a new section to address the Architectural Review Board Policies, Procedures and Architectural Standards.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

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.