

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 16, 2015**

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

I. ROLL CALL

PRESENT

ABSENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Allison Harris
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Guy Tilman
Mr. Steven Wuennenberg
Chair Stanley Proctor

Councilmember Connie Fults, Council Liaison
Interim City Attorney Harry O'Rourke
Ms. Aimee Nassif, Planning & Development Services Director
Mr. John Boyer, Senior Planner
Ms. Jessica Henry, Project Planner
Ms. Mary Ann Madden, Recording Secretary

Chair Proctor acknowledged the attendance of Councilmember Connie Fults, Council Liaison; and Councilmember Bruce DeGroot, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to amend the August 24, 2015 Meeting Summary on page 8 as follows: *(amendment shown in **bold**)*

*Commissioner Lueking stated she had supported Delmar Gardens' original two buildings; however she feels that the residents should be able to have reasonable expectations when they spend that much on their homes **with what was promised on the 2011 ordinance.***

The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 9 to 0.

Commissioner Midgley made a motion to approve the August 24, 2015 Meeting Summary, as amended. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

1. Mr. Jack Whaley, 97 Eagle Cove Lane, St. Charles, MO stated he is the architect for **14968 Chateau Village Drive** and was available for any questions regarding the residential addition.
2. Mr. Eric Kirchner, Cochran Engineering, 8 East Main Street, Wentzville, MO stated he is representing the applicant for **P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone)** and was available for any questions regarding this petition.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **14968 Chateau Village Drive**: A request for a residential addition for an existing home zoned "R2" Residence District located at 14968 Chateau Village Drive in the Chateau Village subdivision (20S340490).

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the residential addition for 14968 Chateau Village Drive. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 9 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone)**: A request for a zoning map amendment from a "NU" Non-Urban District to a "PC" Planned Commercial District for 1.77 acres located on the north side of Chesterfield Airport Road, west of its intersection with Arnage Boulevard (17U230254).

Project Planner Jessica Henry stated the Public Hearing for this petition was held on July 13, 2015 at which time the following three issues were raised:

1. **The site layout for proposed Lot 2 did not provide adequate space for the requested drive-thru uses.** Since then, the Petitioner has re-configured the building and layout on Lot 2 to allow for adequate site circulation, which will accommodate a future drive-thru use.
2. **Issues related to the access location and configuration off of Chesterfield Airport Road.** The access location has been realigned in a manner to allow future expansion to serve the adjacent development and to connect to the Arnage Boulevard extension once it is expanded westward. The revised configuration will serve all future development surrounding the subject site.

3. **Staff recommendation for restrictive language pertaining to the *Vehicle Repair and Service Facility* use.** Staff has prepared language which is included in the Draft Attachment A for the Commission's consideration.

The request meet all code requirements, all Agency Comments have been received, and Staff recommends approval.

Commissioner Geckeler made a motion to approve P.Z. 06-2015 17505 Chesterfield Airport Road (Autozone). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

**Aye: Commissioner Hansen, Commissioner Harris,
Commissioner Lueking, Commissioner Midgley,
Commissioner Nolan, Commissioner Tilman,
Commissioner Wuennenberg, Commissioner Geckeler,
Chair Proctor**

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

- A. Proposed 2016 Planning Commission Meeting Schedule**

Commissioner Nolan made a motion to approve the Proposed 2016 Planning Commission Meeting Schedule. The motion was seconded by Commissioner Geckeler and passed by a voice vote of 9 to 0.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Steve Wuennenberg, Secretary