

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 10, 2001

The meeting was called to order at 7:00 p.m.

I. PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Dan Hurt (Ward III) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS:

Commissioner Macaluso read the first portion of the "Opening Comments."

A. P.Z. 26-2001 Clarkson Woods Office Center; A request for a change in zoning from a "R-2" Residential District to a "PC" Planned Commercial District for a .98 acre tract of land located at the southeast corner of Clarkson Woods and Clarkson Road. (Locator Number: 20T61-0716)

Requested uses:

Commercial; professional offices and all accessory uses as allowed.

Senior Planner Barbara Weigel gave a slide presentation of the subject site and surrounding area.

1. Mr. John King, 168 North Meramec, Clayton, MO 63105, attorney for petitioner for P.Z. 26-2001 Clarkson Woods Office Center;

- Tract of land is .98 acres;
- Located at the corner of Clarkson Road and Clarkson Woods Drive;
- Petitioner wants to rezone from R-2 to 'PC' Planned Commercial;
- Petitioner owns the property under contract;
- Proposed use will be a 1-story office building;
- 30 parking spaces will be provided (4/1000 square feet);
- Building will consist of approximately 7,500 square feet;
- There will be one (1) curb cut off Clarkson Woods Drive;
- 45% green space is required by the City but petitioner will be asking for a waiver to have 33% green space;
- All offices will have their own entrance into the building;
- No individual signs for the tenants will be requested;
- A monument sign will be on Clarkson Road which will display only the name of the office building;
- The value of the completed building will be between \$1,200,000 and \$1,500,000;
- Ballard lighting will be used for the site;
- MSD has waived detention on this site.

Mr. Dan Wind, engineer for P.Z. 26-2001 Clarkson Woods Office Center, stated that there is an inlet at the lower corner of this site that the proposed development will connect to and storm water will then connect to the storm sewer system at the Clarkson-Wilson Centre.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION -

2. Mr. Bob Deakin, 16008 Park Forest Court, Chesterfield, MO 63017, President of the Trustees for the Clarkson Woods Subdivision, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that the Trustees have met with the developer;
- Speaker stated that the site should remain zoned residential;
- Speaker stated that the subdivision has been maintaining the site;
- Speaker stated that he wants the City to develop this site into a pocket park.

3. Ms. Kathy Schwedtmann, 16049 Hunters Way Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker asked the members of the Planning Commission to visit the site and see that it is too small for this development and will overpower the entrance to the subdivision;
- Speaker expressed her concern with the added traffic;
- Speaker stated that there is not a need for another office building in Chesterfield when other buildings have vacancies.

4. Ms. Sharon Mumma, 16078 Meadow Oak, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is concerned with property values with the congested traffic and this proposal.

5. Ms. Vicki Cralle, 16003 Hunters Way Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is concerned with the traffic and safety for the school children.

General discussion followed concerning the history on the zoning of this property.

6. Ms. Nancy Soucek, 16039 Clarkson Woods Drive, chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker expressed concern that this property is zoned residential but wants to change to commercial and that a precedent may be set for other properties;
- Speaker stated that there is very little landscaping for the closest homeowners to this site;

- Speaker stated that there is often litter and trash on this site;
- Speaker expressed concern with the increase of traffic, concrete and water run-off.

7. Mr. Robert Bulthaus, 16043 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker expressed concern with changing this zoning to a completely different use.

8. Ms. Mary Lou Harter, 2156 Federal Way, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker expressed concern with the small percentage of green space for the proposed site.

9. Mr. Jim Mays, 16066 Hunters Way Drive, Chesterfield, MO 63017, a trustee for the Clarkson Woods Subdivision, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker expressed concern with the property values;
- Speaker expressed concern with the amount of traffic that would be brought into the subdivision;
- Speaker stated that residents of this subdivision were told after the Clarkson-Wilson Centre was built that there would not be any more commercial development between Kehrs Mill Road and Baxter Road.

City Attorney Doug Beach asked Mr. Mays to review subdivision meeting minutes to see if there is anything in writing with regards to the promise of no more commercial development between Kehrs Mill Road and Baxter Road.

10. Mr. Peter White, 16062 Hunters Way Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that a promise was made to him, as president of the homeowners association, that there would be no more commercial development south of Baxter with the exception of a couple of Special Use Permits;
- Speaker stated that the original owner of this property did not develop it with the Clarkson-Wilson Centre but instead returned it to residential per St. Louis County. Speaker stated that the residents in the subdivision had to make some concessions that

included lighting, landscaping and a curb cut off Clarkson Woods Drive or withdraw their opposition.

Commissioner Layton asked residents to provide any copies to Staff of minutes which state that.

11. Ms. Nancy Minster, 16080 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that when she bought her home, she was told that the site was zoned residential;
- Speaker stated that the site is too small for the proposed development;
- Speaker presented a petition to the Planning Commission of residents who oppose the proposed rezoning.

12. Mr. Jeffrey Minster, 16080 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that there is a problem with trash and litter at this site;
- Speaker expressed concern with traffic safety;
- Speaker stated that this proposal will change the residential character of the subdivision;
- Speaker stated that there are a number of proposals that could be put at this site but not this proposal.

13. Mr. Pat Palmer, 16011 Meadow Oak, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he wants to see a traffic study done for this site.

14. Mr. Rick Roseberry, 15908 Woodlet Way Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker asked the Planning Commission to deny this petition and keep the site residential.

15. Ms. Shari Picou, 16023 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is opposed to this rezoning.

16. Mr. Wayne Marsh, 16032 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he is opposed to this rezoning.

17. Ms. Marisa Westlin, 15989 Woodlet Park Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker presented a petition to the Planning Commission from residents opposed to this rezoning.

18. Mr. Fred Maslo, 16081 Hunters Way Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that the Clarkson-Wilson Centre was to be the only commercial development between Kehrs Mill Road and Baxter Road;
- Speaker stated that he would like this site to become a park.

Commissioner Right left the meeting at 8:10 p.m. and returned at 8:15 p.m.

19. Mr. Sam Copeland, 16063 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he is opposed to this rezoning;
- Speaker stated that this site is too small for the proposed development.

20. Ms. Toni Hodges, 16072 Meadow Oak Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is concerned with property values in this subdivision.

21. Mr. James Jones, 16077 Hunters Way Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Declined to speak.

22. Mr. Bill Carroll, 15903 Woodlet Way Court, Chesterfield, MO 633017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that is he opposed to the proposed development;
- Speaker stated that he is concerned with the traffic and child safety.

23. Ms. Lois Copeland, 16063 Clark Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is opposed to this proposed development.

24. Mr. J.C. Woodle, 15904 Woodlet Way Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he is opposed to any development that would increase the volume of traffic in this area.

25. Ms. Melissa Miller, 16042 Meadow Oak Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that she is opposed to this proposal.

26. Mr. Carl Krutzsch, 16067 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he is opposed to a variance given to the developer for the green space percentage;
- Speaker stated that the City had made a promise that there would be no more commercial developments south of Baxter Road;
- Speaker stated that the residents of the subdivision have maintained this proposed site.

Commissioner Kodner left the meeting at 8:16 p.m. and returned at 8:20 p.m.

27. Ms. Marilyn Krutzsch, 16067 Clarkson Woods Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Declined to speak.

28. Ms. Carol Johnson, 16094 Meadow Oak, Chesterfield, MO 63017, speaking in opposition to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that there are several office complexes in Chesterfield with vacancies;
- Speaker stated that green space is important to the quality of life for a subdivision.

SPEAKERS – NEUTRAL –

29. Mr. Daniel Fitzgibbon, 16053 Meadow Oak Drive, Chesterfield, MO 63017, speaking neutral to P.Z. 26-2001 Clarkson Woods Office Center;

- Speaker stated that he agrees with his neighbors concerning the traffic at this site but does not know what would be appropriate for this site.

REBUTTAL –

Mr. King stated the following:

- Presented a hand-out to the Planning Commission;
- Stated that he did not handle the previous zoning of this particular parcel;
- A traffic report will be provided to the City with regards to the entrance and the amount of traffic that will be generated at this location and the level of service at this particular intersection with the addition of this new office building;
- The petitioner has asked for a 1-story office building with the green space variance instead of a 2-story building with no green space variance;
- Petitioner will do any necessary landscaping and meet the conditions that the Commission feels are necessary to make this a good development;
- Petitioner has tried to develop a very low-intense commercial use for this property.

Commissioner Layton asked that when the traffic study is done, special attention be paid to the site distance triangle.

Commissioner Sherman asked how the proposed monument sign would work in conjunction with the present subdivision monument sign and what the petitioner would do with regard to sidewalks.

Ms. Weigel stated that the following issues would be reviewed and addressed:

- Ø Open space and how it relates to both landscaping and buffering and the green space percentage;
- Ø Traffic and safety issues;
- Ø Overflow parking from the office development into the surrounding neighborhood;
- Ø Concern of traffic backing up into the neighborhood because of the short green light at Clarkson Road and Clarkson Woods Drive;

- Ø The curve and elevation drop at the intersection of Clarkson Road and Clarkson Woods Drive;
- Ø History of land ownership regarding both the Clarkson-Wilson Centre and the proposed site;
- Ø Concerns with changing the general uses of residential to office;
- Ø Concern with the trash and litter at this site;
- Ø Concern with the site distance triangle at the intersection of Clarkson Road and Clarkson Woods Drive;
- Ø How the monument sign for the subdivision will fit in with the overall office development, architectural elevations and landscape plans;
- Ø What the current Comprehensive Plan says about the proposed site and reference Section 1.1.1 which speaks about the quality of life in Chesterfield;
- Ø The relative heights of the proposed development and the adjacent buildings;
- Ø Appearance of the trash enclosure with regards to the nearby residents;
- Ø MSD approval of this proposed site with the impervious surface;
- Ø An existing sidewalk stops approximately 15 feet from the entrance. See if the sidewalk could go around the corner and down Clarkson Road to the next driveway;
- Ø Elevation of neighboring lots;
- Ø Copies of minutes from County and City meetings concerning the original zoning for this site;
- Ø Show the trash enclosure area from Salina's Mexican Restaurant on future plans due to sight problems with the turn.

Commissioner Macaluso read the closing portion of the "Opening Comments."

Chair Banks called a recess at 8:41 p.m. and the meeting reconvened at 8:50 p.m.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the August 27, 2001 Meeting Minutes. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0. (Commissioner Right was absent for the vote.)

VI. PUBLIC COMMENT

1. Mr. Mike Horton, 14151 Ladue Road, Chesterfield, MO 63017, speaking on P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speaker asked if P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract were in compliance with the City's Comprehensive Plan.

City Attorney Doug Beach stated that the Comprehensive Plan is a guideline.

2. Ms. Randi Halpern, 14068 Ladue Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Declined to speak.

3. Mr. Allan Sheppard, 826 Judson Manor Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speaker asked the Planning Commission to follow the intent of the Comprehensive Plan for this site.

4. Mr. Anthony Soukenik, 1015 Locust #800, St. Louis, MO 63101, attorney for petitioner of P.Z. 27-2001 American Ready Mix Company;

- Speaker stated that the Comprehensive Plan does not provide for any ready-mix facilities;

- Speaker stated that the Comprehensive Plan supports construction but does not support the infrastructure to build the construction.

5. Mr. Pat Wessels, 12218 Manchester Road, Des Peres, MO 63131, P.Z. 27-2001 American Ready Mix Company;

- Speaker stated that he is available to answer questions.

6. Mr. Ted Kienstra, 12218 Manchester Road, Des Peres, MO 63131, P.Z. 27-2001 American Ready Mix Company;

- Speaker stated that he is available to answer questions.

7. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 06-2000 Chesterfield West Executive Center;

- Speaker stated that he is representing a new client purchasing the site, under contract, for P.Z. 06-2000 Chesterfield West Executive Center;
- Speaker stated that the City Attorney has said that corrections will be made in the ordinance without needing an ordinance amendment so petitioner will only need a time extension of 12 months for submitting a Site Development Plan;
- Speaker stated that he will talk to the owner's attorney concerning maintenance of the buildings until this site is sold and the buildings can be demolished.

8. Julie Nolfo, 1830 Craig Park Court, St. Louis, MO 63146, traffic engineer for Crawford Bunte Brammeier, speaking neutral to P.Z. 43-1999 SSM Women's Health Care Central Region;

- Speaker stated that she was available for questions.

9. Ms. Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, speaking neutral to P.Z. 21-2001 Delmar Gardens and P.Z. 22-2001 Delmar Gardens;

- Speaker stated that if these petitions are passed, she wants the developer to present a more detailed Tree Delineation Plan;
- Speaker stated that she wants the maximum density reduced for this proposal;
- Speaker presented a plan to the Planning Commission depicting trees that should be saved;
- Speaker presented a letter to the Planning Commission stating her requests.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Fab Lab, Inc. (Spirit Trade Center, Lot 28): Site Development Section Plan, Architectural Elevations and Landscape Plan for a new office/warehouse/manufacturing building on a 3.36 acre tract of land, zoned "M-3" Planned Industrial District located on the southwest corner of Trade Center Boulevard and Edison Avenue.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Fab Lab, Inc. (Spirit Trade Center, Lot 28) and per the Architectural Review Board (ARB) recommendation that six (6) evergreen trees be added to the site, with some to be planted on the west side of the building and some evergreen screening to be provided on the east side of the trash enclosure, next to the door. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS

A. P.Z. 27-2001 American Ready Mix Company; a request for a change of zoning from a “M3” Planned Industrial District to a “PI” Planned Industrial District for 9.4 acres of land at 18395 Chesterfield Airport Road, south of U.S. Highway 40/61 near McGrath Plaza. (Locator Number: 17W-63-0025).

Proposed Uses:

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

- i. Facilities producing or processing explosives or flammable gases or liquids;
- ii. Facilities for animal slaughtering, meat packing, or rendering;
- iii. Sulphur plants, rubber reclamation plants, or cement plants, and
- iv. Steel mills, foundries, or smelters.

Project Planner John Wagner stated that he wants to clarify some of the issues for P.Z. 27-2001 American Ready Mix Company. Mr. Wagner stated that the issues are: the proposed use, lack of conformance with the Comprehensive Plan, non-conforming uses.

City Attorney Beach asked the petitioner to review Section 1003.178 (Non-Conforming Uses) of the Zoning Ordinance and indicate in writing to Staff his position with regards to non-conforming uses and whether or not this would be an expansion of the non-conforming use.

Chairman Banks stated that P.Z. 27-2001 American Ready Mix Company would be held until all agency comments are reviewed and addressed.

B. P.Z. 43-1999 SSM Women’s Health Care Central Region; a request for a change in zoning from “C-8” Planned Commercial District to “PC” Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)

Permitted Uses

A. The uses allowed in this “PC” Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;
2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
3. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;

4. Barber shops and beauty parlors;
5. Bookstores;
6. Cafeterias for employees and guests only;

7. Child care centers, nursery schools, and day nurseries;
8. Dry cleaning drop-off and pick-up stations;
9. Film drop-off and pick-up stations;
10. Financial institutions;
11. Hospitals;
12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;
14. Offices or office buildings;
15. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;

16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19. Restaurants, sit down;
20. Permitted signs (See Section 1003.168 'Sign Regulations');
21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;
21. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;

Restrictions

1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Senior Planner Barbara Weigel gave an overview of P.Z. 43-1999 SSM Women's Health Care Central Region and stated that the Planning Commission had requested additional information from the petitioner. Ms. Weigel stated that an update of the traffic study with the conceptual uses that are anticipated and an outline of site characteristics that are being contemplated by the petitioner in comparison to the neighboring site to the west were provided in their meeting packets.

Director of Planning Teresa Price stated that Staff is asking for direction from the Planning Commission as to whether to review the original issues and make sure they are reviewed addressed in Attachment A.

General discussion followed concerning setbacks, Attachment A, density and the traffic study.

Ms. Price stated that a detailed issues report could be prepared for the September 24, 2001 Planning Commission Meeting and then could be voted on at the October 8, 2001 Planning Commission Meeting.

Ms. Weigel stated that the September 24, 2001 Planning Commission Meeting would be an issues meeting for P.Z. 43-1999 SSM Women's Health Care Central Region.

Commissioner Sherman asked Staff to identify the intersections in the traffic study in their report.

Commissioner Nolen asked Staff to provide an updated preliminary plan.

Chairman Banks stated that P.Z. 43-1999 SSM Women's Health Care Central Region would be held.

IX. NEW BUSINESS

A. P.Z. 06-2000 Chesterfield West Executive Center: a request for an extension of time to submit a Site Development Plan for a "C-8" Planned Commercial District, located on the north side of Olive Boulevard and immediately west of West Road.

Project Planner Mike Hurlbert gave an overview of the request for an extension of time to submit a Site Development Plan for P.Z. 06-2000 Chesterfield West Executive Center. Mr. Hurlbert stated that if the extension of time is not extended, the deadline for submittal is January 17, 2002.

Commissioner Nolen made a motion to hold for two (2) meetings P.Z. 06-2000 Chesterfield West Executive Center to receive clarification of the maintenance of the property. The motion was seconded by Commissioner Kodner.

Commissioner Sherman expressed concern with holding P.Z. 06-2000 Chesterfield West Executive Center contingent on the maintenance of the property.

Commissioner Nolen made an amendment to the motion to remove the maintenance clarification and to hold for one (1) meeting pending additional information. Commissioner Kodner accepted the amendment to the motion.

Mr. Mike Doster, attorney for the petitioner of P.Z. 06-2000 Chesterfield West Executive Center, stated that the sales contract is contingent upon the Site Development Plan being approved.

Mr. Doster stated that he would withdraw the request for a time extension to submit a Site Development Plan for P.Z. 06-2000 Chesterfield West Executive Center. Mr. Doster stated that if he needs the time extension, he would resubmit his request.

Chairman Banks stated that P.Z. 06-2000 Chesterfield West Executive Center is withdrawn at the request of the petitioner.

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee
- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Commissioner Kodner stated that there would be a Landscape Committee meeting on Tuesday, September 18, 2001 at 9:30 a.m. in Conference Room A at City Hall.

Commissioner Kodner a motion to adjourn the meeting. The motion was unanimously seconded and adjourned at 9:50 p.m.

Victoria Sherman, Secretary