CITY OF CHESTERFIELD
PLANNING COMMISSION MEETING
MONDAY - SEPTEMBER 10, 2007
7:00 PM

AGENDA

I. ROLL CALL

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

A. **P.Z. 30-2007 Spirit Energy, LLC (13506 Olive):** A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd. and Woods Mill Road.

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

V. APPROVAL OF MEETING MINUTES

A. Approval of August 27, 2007 Planning Commission Minutes

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **14760 Timberbluff Drive**: House addition on the east side of an existing home zoned "R-2" Residential, located at 14760 Timberbluff Drive in the Thousand Oaks Subdivision

The Planning Commission may vote on this item tonight.

B. **Bull Moose Tube Executive Center ASDCP and Sign Package:** An Amended Site Development Concept Plan and Sign Package for 2.9 acres of land zoned “C8” Planned Commercial located between Forest Meadows Drive and Baxter Road on Clarkson Road.

The Planning Commission may vote on this item tonight.

C. **Porta-Fab (Mechanical Enclosure) Spirit Airpark:** An Amended Site Development Plan for 5.75 acres of land zoned "M-3" Planned Industrial District located along Chesterfield Airport Rd. east of Spirit of St. Louis Blvd. and west of Goddard Ave.

The Planning Commission may vote on this item tonight.

D. **The Reserve at Chesterfield Village Plat 1:** Record Plat for a 28.1 acre parcel zoned "R-8" Residential 500 sq. ft. District, "R-5" Residential 6,000 sq. ft. District, and "FPR-5" Flood Plain Residence District within a "PEU" Planned Environment Unit located on the east side of Baxter Rd. north of August Hill Dr. and south of Wild Horse Creek Rd.

The Planning Commission may vote on this item tonight.

VIII. OLD BUSINESS

A. **P.Z. 20-2007 Buchholz Mortuaries, Inc. (2211 Clarkson)**: A request for a change of zoning from a “R1” Residence District with a Conditional Use Permit to a “PC” Planned Commercial District for an approximately 3.26 acre parcel of land located at 2211 Clarkson Road, at the intersection of Clarkson Road and Wilson Road.

The Planning Commission may vote on this item tonight.

B. **P.Z. 24-2007 Mark Andy Inc. (18081 Chesterfield Airport Rd.)**: A request for a change of zoning from “M-3” Planned Industrial District to “PI” Planned Industrial District for a 23-acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road. (17V510016)

The Planning Commission may vote on this item tonight.

C. **P.Z. 31-2007 Terra Corporate Park:** A request for an amendment to City of Chesterfield Ordinance 2245 to amend the allowable building square footage requirements.

The Planning Commission may vote on this item tonight.

D. **P.Z. 34-2007 Blue Ocean (Johnny Y Properties LLC) :** A request for a change of zoning from "M3" Planned Industrial District to "PC" Planned Commercial District for 2.7 acre tracts of land located south of US Highway 40&61, east of Chesterfield Commons Drive (17T230123, 17T230112)
Proposed Uses include: Restaurants, sit down.

The Planning Commission may vote on this item tonight.

E. **P.Z. 39-2007 Amato House (405 Griffith Lane):** A request for a change of zoning from "NU" Non-Urban District to "E-One Acre" Estate District for a 2.638 acre tract of land located ¼ mile southwest of the intersection of Wild Horse Creek Road and Wilson Road (19T430161).

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.