PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 26, 2013

The meeting was called to order at 7:03 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	Ms. Amy Nolan
Ms. Merrell Hansen	
Ms. Laura Lueking	
Ms. Debbie Midgley	
Mr. Stanley Proctor	
Mr. Robert Puyear	
Mr. Steven Wuennenberg	
Chair Michael Watson	

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Lueking made a motion to approve the Meeting Summary of the August 12, 2013 Planning Commission Meeting. The motion was seconded by Commissioner Proctor and **passed by a voice vote of 7 to 0** with Commissioner Puyear abstaining.

VI. PUBLIC COMMENT

A. P.Z. 1-2013 and P.Z. 2-2013 Arbors at Kehrs Mill (17015 Church Rd.)

Petitioner:
Ms. Jeannie Aumiller, McBride & Son, 16091 Swingley Ridge Road, Ste. 300, Chesterfield, MO stated that the proposed plan for Arbors at Kehrs Mill has many improvements over the existing zoning *(Tuscany Reserve),* such as:

- Tuscany Reserve proposed moving 336,000 cubic yards of dirt compared to the proposed plan of moving only 150,000 cubic yards;
- More tree preservation;
- Large buffers – 100-foot-wide buffer to the north; 50-foot-wide buffer along Kehrs Mill Road; and additional large buffers along Strecker and Church Roads;
- Additional landscape enhancements along the buffers; and
- Large wooded lots – 44 lots on 58 acres

Ms. Aumiller then thanked Staff for their professionalism, time and effort while working with McBride & Son during this rezoning process.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

VIII. OLD BUSINESS

A. P.Z. 1-2013 Arbors at Kehrs Mill (17015 Church Rd.): A request for a zoning map amendment from "E-2" Estate Residence District (two acre) and "LLR" Large Lot Residential District to "E-1" Estate District (one acre) for 41.082 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

Senior Planner John Boyer stated that the Public Hearing for this petition was held on May 29, 2013 at which time no issues were raised specific to this application. Because this a straight zoning, there is no Attachment A or Preliminary Plan required; however an Out Boundary Survey has been included with the Staff Report. With the straight zoning, the development will have to meet the standards of the City Code with no exceptions or variances.

B. P.Z. 2-2013 Arbors at Kehrs Mill (17015 Church Rd.): A request for a zoning map amendment from "E-1" Estate District (one acre) to "PUD" Planned Unit Development for 58.149 acres located north of the intersection of Church Rd. and Strecker Rd. (19U420248).

Mr. Boyer stated that the plan proposes 44 lots on 58 acres. The Public Hearing for this petition was also held on May 29, 2013, at which time issues were brought up that have since been addressed. No additional issues were raised during the July 22nd Issues Meeting. A draft Attachment A and Preliminary Plan have been prepared for the Commission's review.

Commissioner Puyear made a motion to approve P.Z. 1-2013 Arbors at Kehrs Mill (17015 Church Rd.) The motion was seconded by Commissioner Lueking and **passed by a voice vote of 8 to 0.**

Commissioner Wuennenberg made a motion to approve P.Z. 2-2013 Arbors at Kehrs Mill (17015 Church Rd.) The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 8 to 0.**

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.

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Steve Wuennenberg, Secretary