

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
August 11, 2003**

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

**I. PRESENT**

Mr. David Banks  
Mr. Fred Broemmer  
Dr. Maurice L. Hirsch, Jr.  
Mr. Dan Layton, Jr.  
Ms. Stephanie Macaluso  
Ms. Lu Perantoni  
Mr. B. G. Wardlaw  
Chairman Victoria Sherman  
Mr. Doug Beach, City Attorney  
Ms. Mary Brown, Council Liaison  
Ms. Teresa Price, Director of Planning  
Ms. Annissa McCaskill, Senior Planner  
Mr. David Bookless, Project Planner  
Mr. Mike Hurlbert, Project Planner  
Ms. Aimee Nassif, Project Planner  
Ms. Kathy Lone, Planning Assistant

**ABSENT**

Dr. Lynn O'Connor

**II. INVOCATION:** Commissioner Broemmer

**III. PLEDGE OF ALLEGIANCE:**

Chairman Sherman recognized the attendance of Mayor John Nations and Council Liaison Mary Brown (Ward IV).

**IV. PUBLIC HEARINGS:**

Chairman Sherman stated that the petitioner for P.Z. 11-2003 Capitol Land Company has requested that this item be withdrawn without prejudice.

- A. **P.Z. 11-2003 Capitol Land Company**: a request for a change of zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for 6.494 acre tract of land located north of Lea Oaks Drive, east of Clarkson Road, west of Old Baxter Road, and south of Chesterfield Parkway East. (Locator Numbers: 19S420349, 19S420404, 19S420305, 19S440512, 19S440161, 19S420130).

The requested amendment is to allow the following permitted uses:

- (b) Animal hospitals, veterinary clinics, and kennels.
- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (o) Dry cleaning drop-off and pick-up stations.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (w) Local public utility facilities, provided that any installation, other than poles and equipment attached to poles, shall be:
  - (i) Adequately screened with landscaping, fencing, or walls, or any combinations thereof; or
  - (ii) Placed underground; or
  - (iii) Enclosed in a structure in such manner so as to blend with and complement the character of the surrounding area.
- (x) Medical and dental offices.
- (y) Offices or office buildings.
- (cc) 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.
- (dd) Police, fire, and postal stations.
- (ee) Public utility facilities.
- (ii) Restaurants, sit down,
- (pp) Permitted signs (see Section 1003.168 ‘Sign Regulations’).
- (tt) Stores, shops, markets, service facilities and automatic vending machines in which goods or services of any kind, including indoor sale of motor vehicles, are offered for sale or hire to the general public on the premises.

The following use listed above is excluded:

- (tt) Indoor sale of motor vehicles.

Commissioner Broemmer made a motion to allow the petitioner for **P.Z. 11-2003 Capitol Land Company** to withdraw his petition without prejudice. The motion was seconded by Commissioner Hirsch and **passes** by a voice vote of 8 to 0.

## V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the July 28, 2003 Meeting Minutes. The motion was seconded by Commissioner Macaluso and **passes** by a voice vote of 7-0-1. (Chairman Sherman abstained from voting as she was absent for the July 28, 2003 meeting.)

## VI. PUBLIC COMMENT - None

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Friendship Village of West County**: A Landscape Plan for the addition of 29 Villa apartments and accessory uses, on a 33.9 acre site, zoned "NU" Non-Urban District, located north of Olive Boulevard and west of Faust Park, at 15201 Olive Boulevard.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Landscape Plan for **Friendship Village of West County**. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 8 to 0.

- B. **Chesterfield Business Park**: Amended Site Development Concept Plan for a 18.34-acre tract of land, zoned "PI" Planned Industrial District, located on the west side of Long Road, south of Edison Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Concept Plan for **Chesterfield Business Park**. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 8 to 0.

- C. **Chesterfield Business Park, Lots 5 & 6**: Site Development Section Plan, Architectural Elevations, and Landscape Plan for two office buildings on an approximately 2.08-acre tract of land, zoned "PI" Planned Industrial District, located on the west side of Chesterfield Business Parkway, south of Edison Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Chesterfield Business Park, Lots 5 & 6** with the condition that the striped island and adjacent parking space located on each lot be changed to a landscaped island with at least one tree and associated plantings. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 8 to 0.

- D. **Chesterfield Commons West – Home Depot:** An amended Site Development Concept Plan, Landscape Plan and Architectural Elevations for a retail building as part of the Chesterfield Commons West development, zoned “PC” Planned Commercial District located south of Chesterfield Airport Road and west of RHL Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Concept Plan, Landscape Plan and Architectural Elevations for **Chesterfield Commons West – Home Depot** with the following conditions: 1. Sidewalks along THF Boulevard, on the south side of the outparcels, and the parking lot spines shall have sidewalks added, if possible, and 2. When the petitioner submits plans for the future building area, the front of the buildings need to be more articulated. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 8 to 0.

- E. **Chesterfield Commons West – Home Depot:** An amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a retail building as part of the Chesterfield Commons West development, zoned “PC” Planned Commercial District located south of Chesterfield Airport Road and west of RHL Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for **Chesterfield Commons West – Home Depot**. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 8 to 0.

- F. **Natoli Subdivision Lot 1 Record Plat:** A Record Plat for a 3.03 acre tract of land zoned “M-3” Planned Industrial District, located south of Chesterfield Airport Road, and east of Goddard Avenue.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Natoli Subdivision Lot 1** subject to proof that the cross access easement has been recorded prior to the Mayor’s signature. The motion was seconded by Commissioner Hirsch and **passes** by a voice vote of 8 to 0.

- G. **Chesterfield Commons/Commons East (Chesterfield Valley Plaza):**  
Amended sign package to allow signage on the Edison Avenue side of fifteen (15) buildings.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to deny, as presented, the Amended Sign Package for **Chesterfield Commons/Commons East (Chesterfield Valley Plaza)**. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 8 to 0.

#### VIII. OLD BUSINESS -

- A. **P.Z. 1-2003 (LPC 1-2003) Ravens-Queathem House**; a property, located at 14319 Olive Boulevard, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719.

Project Planner Mike Hurlbert stated that **P.Z. 1-2003 (LPC 1-2003) Ravens-Queathem House** was approved by Planning Commission on February 24, 2003 for a Landmark Designation, without conditions. Since that time the ordinance and list of conditions (Attachment 'A') have been developed in accordance with Ordinance Number 1719 and the criteria for designation.

Commissioner Macaluso made a motion to approve the Attachment 'A' for **P.Z. 1-2003 (LPC 1-2003) Ravens-Queathem House**. The motion was seconded by Commissioner Perantoni.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Hirsch, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Perantoni, yes; Commissioner Wardlaw, yes; Chairman Sherman, yes.

The motion **passes** by a vote of 8 to 0.

- B. **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe House**; a property, located at 1734 Old Baxter Road, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719.

Project Planner Mike Hurlbert stated that **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe House** was approved by Planning Commission on February 24, 2003 for Landmark Designation, without conditions. Since that time the ordinance and list of conditions (Attachment 'A') have been developed in accordance with Ordinance Number 1719 and the criteria for designation.

Commissioner Perantoni made a motion to approve the Attachment 'A' for **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe House**. The motion was seconded by Commissioner Hirsch.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Hirsch, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Perantoni, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Sherman, yes.

The motion passes by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS:

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

The meeting was unanimously adjourned at 7:14 p.m.

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B. G. Wardlaw, Secretary

