

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 25, 2001

The meeting was called to order at 7:10 p.m.

I. PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right (arrived at 8:07 p.m.)
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Barbara Weigel, Senior Planner
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Council Liaison Charlie Scheidt (Ward IV). Chairman Banks thanked Commissioner Broemmer for his year of service as Chairman of the Planning Commission.

IV. PUBLIC HEARINGS:

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

A. P.Z. 18-2001 Chesterfield Post Office; a request for a change of zoning from "R-4" Residential District to a "PC" Planned Commercial District for .56 acres of land

located west of Olive Blvd, north of Swingley Ridge Road, and east of Nardin Drive.
(Locator Numbers: 18S 23 0378).

Permitted Uses:

- (b) Animal hospitals, veterinary clinics, and kennels.
 - (c) Apartment dwelling units in buildings primarily designated for occupancy by one or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
 - (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
 - (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
 - (h) Barber shops and beauty parlors.
 - (i) Bookstores.
 - (j) Broadcasting studios for radio and television.
 - (l) Cafeterias for employees and guests only.
 - (m) Child care centers, nursery schools, and day nurseries.
 - (n) Colleges and universities.
 - (o) Dry cleaning drop-off and pick-up stations.
 - (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
 - (q) Film drop-off and pick-up stations.
 - (s) Financial institutions.
 - (u) Hospitals.
 - (v) Hotels and motels.
 - (w) 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.
- (x) Medical and dental offices.
 - (y) Mortuaries.
 - (z) Offices or office buildings.
 - (aa) Outdoor advertising signs (additional to provisions of Section 1003.168.).

- (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.
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurants, fast food
- (ii) Restaurants, sit down
- (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles (excluding trailers, construction equipment, agricultural equipment, and boats).
- (ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture (excluding industry and agriculture).
- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (oo) Sewage treatment facilities, as approved by the appropriate regulatory agency.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
- (rr) 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.
- (uu) Vehicle repair facilities for automobiles.
- (vv) Vehicle service centers for automobiles.
- (ww) Vehicle washing facilities for automobiles.

Project Planner Matt Brandmeyer stated that Mr. John King, attorney for both P.Z. 18-2001 Chesterfield Post Office and P.Z. 19-2001 Chesterfield Village, Parcel C-313, would like both petitions presented together.

B. P.Z. 19-2001 Chesterfield Village, Parcel C-313; a request for a change of zoning from “C-2” and “C-8” Planned Commercial District to “PC” Planned Commercial District for 3.9 acres of land located west of Olive Blvd, north of Swingley Ridge Road, and south of Chesterfield Parkway. (Locator Numbers: 18S 521009 & 18S 240157).

Permitted Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (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.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (o) Dry cleaning drop-off and pick-up stations.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (x) Medical and dental offices.
- (z) Offices or office buildings.
- (aa) Outdoor advertising signs (additional to provisions of Section 1003.168.).
- (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.
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurants, fast food
- (ii) Restaurants, sit down
 - (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
 - (ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

(nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

(pp) Permitted signs (See Section 1003.168 'Sign Regulations').

(qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

(rr) 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.

Project Planner Matt Brandmeyer gave a slide presentation of the subject sites and surrounding area for P.Z. 18-2001 Chesterfield Post Office and P.Z. 19-2001 Chesterfield Village, Parcel C-313.

1. Mr. John King, 168 North Meramec, Clayton, MO , attorney for P.Z. 18-2001 Chesterfield Post Office and P.Z. 19-2001 Chesterfield Village, Parcel C-313, stated the following:

- This is a land trade between the Post Office and Sachs Properties;
- Proposal is for the piece of property owned by Sachs Properties to be used for additional parking for the Chesterfield Post Office;
- The other piece of property will be developed in the PC Planned Commercial District. At the present time, there are no plans for development of this property.

COMMENTS/DISCUSSION

Commissioner Macaluso expressed concern with the list of permitted uses requested for the property to be used as a parking lot for the Post Office.

Mr. Tom Aggen, real estate specialist for the Chesterfield Post Office, stated that the Post Office would like the same uses for the parking lot as the Post Office has which is zoned C-2. Mr. Aggen stated that the overall value would be substantially the same if both pieces of land had the same zoning and permitted uses.

Commissioner Nolen expressed concern with the access.

Mr. King stated that at this time there is not cross access with the Post Office.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL – None

Mr. Brandmeyer stated that the following issues would be reviewed and addressed:

P.Z. 18-2001 Chesterfield Post Office

Ø List of permitted uses for C-2 zoning;

Ø Making sure there is cross access.

P.Z. 19-2001 Chesterfield Village, Parcel C-313

Ø Cross access;

Ø Access onto Olive Boulevard.

Chairman Banks stated that P.Z. 18-2001 Chesterfield Post Office and P.Z. 19-2001 Chesterfield Village, Parcel C-313 would not go to the Architectural Review Board (ARB) at this time.

Commissioner Wardlaw read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the June 11, 2001 Meeting Minutes. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 8 to 0. (Commissioner Right was absent for the vote.)

VI. PUBLIC COMMENT

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 43-1999 SSM Women's Health Care Central Region, P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speaker stated that the total square footage currently approved under St. Louis County zoning on the SSM site is 590,000 square feet. The currently proposed Attachment A would only allow a maximum of 410,000 square feet over the total site;
- Speaker stated that the green space ratio on the proposed plan would be 56%;
- Speaker stated that the traffic study would be updated for the SSM proposal.

2. Ms. Angela Kelley, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 07-2001 Chesterfield Technology Park, Phase II;

- Speaker stated that sidewalks on the perimeter of the buildings should not be required since this proposal is for office/warehouse buildings;
- Speaker stated that the same lighting would be used that is used for the Chesterfield Valley Plaza development.

3. Mr. Michael Dolan, 1811 Waterford Ridge, Manchester, MO 63021, speaking in favor of P.Z. 43-1999 SSM Women's Health Care Central Region;

- Declined to speak.

4. Mr. Jeff Dalin, 14548 White Birch Valley Lane, Chesterfield, MO 63017, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

- Speaker stated that he does not understand why this ordinance amendment is being reconsidered after it was denied by a 9 to 0 vote at the May 14, 2001 Planning Commission Meeting;
- Speaker stated that he does not know why this ordinance is being given a chance to change despite what was guaranteed to the residents years ago;
- Speaker stated that the traffic study was done after the school year had ended.

Commissioner Nolen stated that her reason for asking that Nooning Tree – PEU Ordinance Amendment be reconsidered is due to the safety of residents exiting the Nooning Tree Subdivision onto Olive Boulevard.

5. Mr. Steve Greenwood, 14441 Coralein Drive, Chesterfield, MO 63017, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

- Speaker read a letter from his wife, Nancy Greenwood;
- Speaker presented a signed petition from residents against this ordinance amendment;
- Speaker asked the Planning Commission why they are reconsidering Nooning Tree – PEU Ordinance Amendment;
- Speaker stated that the traffic study was done after school was dismissed for the summer.

6. Mr. Donald Pearline, 14449 Tealcrest, Chesterfield, MO 63017, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

- Speaker suggested that a signal be installed at the intersection of Nooning Tree Drive and Olive Boulevard.

7. Mr. Mark Bitzes, 395 Branchport Drive, Chesterfield, MO 63017, trustee of Green Trails Estates Subdivision, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

- Speaker stated that he is opposed to this ordinance amendment;
- Speaker stated there has been a significant increase in the traffic levels along White Road, including the rates at which motorists drive;
- Speaker asked the Planning Commission to deny this ordinance amendment.

8. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, 1830 Craig Park Court, Suite 209, St. Louis, MO 63122, traffic engineer for Nooning Tree – PEU Ordinance Amendment;

- Speaker stated that the traffic study was done after school was dismissed for the summer;
- Speaker stated that a signal will not be installed at the intersection of Nooning Tree Drive and Olive Boulevard due to the fact that another signal is located at the intersection of Appalachian Trail and Olive Boulevard;
- Speaker stated that the intersection of Nooning Tree Drive and Olive Boulevard is at a level of service 'F;'
- Speaker stated that the intersection of White Road and Thornhill Terrace is at a level of service 'A;'
- Speaker stated that it is her opinion that access onto White Road was best and that left turns should be restricted at the intersection of Nooning Tree Drive and Olive Boulevard.

Commissioner Right arrived at the meeting at 8:07 p.m.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Timberlake Corporate Center-Subdivision Plat: A Subdivision Plat for a 22.6 acre tract zoned "C-8" Planned Commercial District, located north east of Olive Boulevard, south of Conway Road and north of North Outer Forty Road. Proposed Use: 3 existing five-story office buildings with 3 detached two-story parking garages.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Subdivision Plat for Timberlake Corporate Center. The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

B. Appaloosa Way- A Record Plat for an 8.80 acre tract of land in the "R-3" Residential District, located on Wildhorse Creek Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Appaloosa Way. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

C. Alexo 6 R.E.- Site Development Plan, Architectural Elevations, and Landscape Plan for an airport hanger and office space located on Turbine Ave.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Architectural Elevations and Landscape Plan for Alexo 6 R.E. with the recommendations of the Architectural Review Board (ARB) for clarification that the planting list to be as indicated on the plan submitted by Austin Tao & Associates, Inc. and that there be landscaping around the trash enclosure. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

D. Hampton Inn, McBride and Sons Lot 2: Amended Architectural Elevations to allow for disguised cell antennae on the roof of the hotel.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Architectural Elevations for Hampton Inn, McBride and Sons Lot 2, as recommended by the Architectural Review Board (ARB) for the cell antennae to be installed on the roof of the hotel. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS

A. 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. See public hearing notice for proposed uses.

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 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.

Project Planner Matt Brandmeyer gave an overview of P.Z. 43-1999 SSM Women's Health Care Central Region.

Commissioner Nolen expressed concern with the change in setbacks.

Mr. Brandmeyer stated that the petitioner wants more flexibility with the proposal.

Commissioner Nolen made a motion to hold P.Z. 43-1999 SSM Women's Health Care Central Region until the August 13, 2001 Planning Commission Meeting for a traffic study update. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

B. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

And

C. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:

Dwellings Single Family, Attached

Existing Communication Tower

Existing Cemetery

Chairman Banks stated that the petitioner has requested that P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract be held.

Commissioner Layton made a motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract until the July 9, 2001 Planning Commission Meeting. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 9 to 0.

Commissioner Broemmer stated that he has concerns about delaying P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract unless the petitioner makes major changes to the proposal.

D. Nooning Tree – PEU Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1271 governing a 30.47-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Olive Boulevard, west of White Road.

Project Planner Matt Brandmeyer gave an overview of Nooning Tree – PEU Ordinance Amendment.

Commissioner Nolen made a motion to approve Nooning Tree – PEU Ordinance Amendment. The motion was seconded by Commissioner Kodner.

Mr. Broemmer stated that he is opposed to the added access on White Road and would like the Nooning Tree Subdivision entrance on Olive Boulevard relocated to the east.

City Attorney Beach stated that the Planning Commission must deal with this portion of the development with the ordinance amendment request as presently submitted and not previous approvals.

Commissioner Sherman stated that she would be voting yes for the added access on White Road because of the safety issues on Olive Boulevard.

Commissioner Wardlaw stated that the signal at Appalachian Trail assists traffic and left-hand turns can be made out of the Nooning Tree Subdivision onto Olive Boulevard. Commissioner Wardlaw expressed concern that cross access was not provided between the two (2) villages when the Nooning Tree Subdivision was approved. Commissioner Wardlaw stated that perhaps the developer would consider keeping the streets patterns the way they presently are and adding the proposed connection to White Road so that Villages AA and BB would have access to both Olive Boulevard and White Road.

Upon a roll call the vote was as follows: Commissioner Broemmer, no; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner

Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, no; Chairman Banks, no.

The motion was approved by a vote of 6 to 3.

E. P.Z. 07-2001 Chesterfield Technology Park, Phase II; a request for a change of zoning from a “NU” Non-Urban to a “P-I” Planned Industrial District for 21.6 acres of land located south of Chesterfield Airport Road, east of Public Works Drive, and north of Edison Avenue. (Locator Number 17U24-0033).

Permitted uses:

- (b) Animal hospitals, veterinary clinics, and kennels (all uses shall be indoor).
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Broadcasting studios for radio and television.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (m) Child care centers, nursery schools, and day nurseries.
- (q) Financial institutions.
- (y) Hotels and motels.

(cc) 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.

(dd) Mail order sale warehouses.

(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) Sulfur plants, rubber reclamation plants, or cement plants, and
- iv) Steel mills, foundries, or smelters.

(gg) Medical and dental offices.

(ii) Offices or office buildings.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

- (oo) Printing and duplicating services.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters (excluding golf courses, golf practice ranges, and drive-in theaters).
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (iii) 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.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.
- (qqq) Vehicle washing facilities.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids (excluding live animals, explosives, or flammable gases and liquids).
- Ancillary Uses:
 - (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
 - (l) Cafeterias for employees and guests only.
 - (kk) Outpatient substance abuse treatment facilities.
 - (ll) 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.
 - (eee) Permitted signs (See Section 1003.168 'Sign Regulations').

Project Planner Matt Brandmeyer gave an overview of P.Z. 07-2001 Chesterfield Technology Park, Phase II.

Commissioner Kodner made a motion to approve P.Z. 07-2001 Chesterfield Technology Park, Phase II. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner

Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Chairman Banks, yes.

The motion was approved by a vote of 9 to 0.

IX. NEW BUSINESS - None

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

Commissioner Nolen made a motion to adjourn the meeting. The motion was seconded by Commissioner Macaluso. The meeting adjourned at 8:37 p.m.

Victoria Sherman, Secretary