PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 30, 2007

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

I. PRESENT **ABSENT**

Mr. David Asmus
Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Mr. Gene Schenberg
Chairman Maurice L. Hirsch, Jr.

Dr. Lynn O'Connor
Ms. Lu Perantoni
Ms. Victoria Sherman

Mayor John Nations
Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Acting Director of Planning
Ms. Mara Perry, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Asmus

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Connie Fults, Council Liaison; Councilmember Bruce Geiger, Ward II; and Councilmember Mike Casey, Ward III;

IV. PUBLIC HEARINGS – Commissioner Schenberg read the "Opening Comments" for the Public Hearing and Chair Hirsch explained the Public Hearing process to the audience.

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.

Project Planner Jennifer Yackley gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The Petitioner is requesting the following "Permitted Uses":
  - (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
  - (s) Financial institutions
  - (y) Mortuaries.
  - (z) Offices and office buildings
  - (mm) Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.
- The site is located at the intersection of Clarkson and Wilson Roads.
- The site includes an existing mortuary.
- The Comprehensive Land Use Plan designates the site as "Residential". The site is currently zoned "R-1". In 1993, the Petitioner was granted a Conditional Use Permit for a mortuary, which is allowed under "R-1" uses.
- Department Issues:
  - Planned Commercial is inconsistent with the City's Comprehensive Plan.
  - Adjacent property in Clarkson Valley is zoned "A" Semi-rural, single family-residential.

Councilmember Fults noted that the following requested uses would be allowed under a Conditional Use Permit with the Residential zoning:

- Mortuaries
- Churches
- Schools

Ms. Yackley pointed out that "Schools" are allowed in Residential zoning but the requested type of school (business, professional or technical training) is not allowed in Residential zoning. Allowed schools would be "schools, public or private for kindergarten, elementary".

PETITIONER'S PRESENTATION:

1. Mr. Campbell Mulvihill, representing the Petitioner, 205 Slocum Avenue, St. Louis, MO gave a PowerPoint Presentation and stated the following:
   - Buchholz Mortuary was founded in 1949 and now operates facilities in Spanish Lake, Florissant, Chesterfield, and St. Peters.
   - In 1993, the Petitioner received a Conditional Use Permit to allow the operation of a mortuary.
   - The Permit allows seating for up to 340 persons and a 30,000 square foot structure. A building of approximately 26,000 square feet was completed in 1994.
   - In the last four years, the Buchholz Mortuary has paid over $278,000 in taxes as a commercial entity.
   - The site is across the street from a C-3 commercial unit on Clarkson Road.

- The site has no current violations; it is in compliance with all applicable ordinances and requirements. The mortuary has been operating since 1994 within the limits of "Planned Commercial" with its structure and its size.
- The current petition states: "The current structure shall remain as-is, as approved in 1993 by the City of Chesterfield and subsequently constructed and completed in 1994." The Petitioner does not intend to remove the building, add to it, alter it, or add a building to an outparcel.
- The Petitioner is seeking the ability, in the future, to sell or lease the space to another individual without altering the building. The use for the building may change in the future.
- The Petitioner feels that they are acting as "commercial". They have a concern, for the future, that their $4.5 million investment would not be as marketable if the site remains zoned "residential".
- Speaker noted that the requested uses are strictly from the City's list of uses without being altered.
- The mortuary has seating up to 340 people. If several visitations are held on the same day, the mortuary could have 340-680 people entering and exiting the property.
- If the use were changed to an "office or office building", using BOCA standards of 250 square feet/person, no more than 75 people would be permitted in an office environment. Traffic from such an office use would not be a concern compared to the possibility of 680 people visiting the mortuary.

Responding to questions from the Commission, Mr. Mulvihill stated the following:

- **Regarding Uses:** The Petitioner has reduced the list of requested uses considerably. Since the list was used "verbatim", Speaker indicated they would be willing to work with Staff to eliminate some of the requested uses.
- **Regarding the average number of visitations per day to the mortuary:** A typical day would see 120-150 visitors.

2. Mr. Tom Buchholz, 4403 Cloverbrook Drive, Florissant, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Mr. Anthony M. Tharenos, Trustee of Wilson Manors Subdivision, 16199 Wilson Manor, Chesterfield, MO stated the following:
   - He is representing the residents of Wilson Manors Subdivision. The residents feel that the Buchholz's have been good neighbors from the standpoint of keeping their property updated. The number of funerals has been very limited, which has not caused any traffic problems.
   - The residents have concern about the long-term commitment for the site and the usage of the site.

- They would like confirmation that the requested uses listed in the Public Hearing Notice would be the only uses permitted. His impression from a conversation with the Buchholz's is that they could do whatever they want with the property.
- The City made a commitment to the residents in 1993 guaranteeing they could expect certain conditions from the Commission.
- The residents have a concern about possible uses of a "theater", "filling station", or "auditorium" for the site.
- Speaker noted that there is a very limited time to make a left-hand turn onto Clarkson Road based on the traffic signals.
- Speaker noted that the mortuary is in a residential neighborhood. The shopping center referred to by the Petitioner is not directly across the street from the mortuary - it is down and across the street. There are subdivisions on the east side, north side, and south side of the subject site.
- The residents enjoy the country-road atmosphere of Wilson Road.

Chair Hirsch stated that if the petition was approved, the list of requested uses – or a similar list – would be the only uses permitted.

Mayor Nations addressed Mr. Tharenos' concerns about a commitment for the subject site. He stated that if the Petition is approved, it would be approved with a list of permitted uses. The City cannot make a commitment as to what will happen with a given piece of property in the future. Every property owner is allowed to file a petition with the City for rezoning. This does not mean that every rezoning request will be approved. The current Commission cannot guarantee what a future Planning Commission will do and the current Council cannot tie the hands of future City Councils. This is why the City goes through a comprehensive planning process and adopts zoning codes and governing ordinances.

Commissioner Schenberg clarified that the Petitioner is only requesting the uses presented and some of those uses may be eliminated. The Petitioner could not build a filling station on the site without a new Hearing.

Mr. Tharenos requested that the City's Master Plan be followed for this site.

2. Mr. Elden S. Kraus, Trustee of Wilson Farm Estates Homeowners Association, 9 Morganfield Court, Chesterfield, MO stated the following:
   - He thanked the Buchholz family for running a beautiful business on a beautiful site. He feels that the mortuary is a good addition to the neighborhood; but to ask for commercial usage fifteen years later, he feels is "disingenuous".
   - The site is surrounded on three sides by residences.
   - The site is zoned "R-1", one-acre residential. Any changes to the zoning will increase the traffic on Wilson Road, which is a small, narrow, winding road with a one-lane bridge at the far western end.
   - Access from the property to Clarkson Road is extremely limited. Clarkson Road is now six lanes wide at this point. There is no left-hand turn that can

physically be made out of the property. All access would be to Wilson Road and it is already difficult making a left-hand turn, northbound, onto Clarkson Road from Wilson Road.

- A change in use on the property would increase the congestion on Wilson Road and lead to "creeping commercialism". Zoning and planning are set on precedence and Speaker has concerns about what Clarkson Valley would do if this property is zoned commercial.

3. Mr. Keith Kramer, 3 Morganfield Court, Chesterfield, MO stated the following:
   - He is a resident of Wilson Farm Estates.
   - He is opposed to any zoning change that would lead to increased traffic on Wilson Road.
   - He is a real estate appraiser and appears as an expert witness on rezoning matters. He feels that if the petition is allowed, even with the limited uses being requested, it will open the door for different uses in the future. A rezoning will also open the door for the tract behind the site, in Clarkson Valley, to be rezoned commercial as well.
   - The Conditional Use Permit, granted in 1993, allows one mortuary on the site – no other use is permitted. A church is not an allowable use for this site under the Conditional Use Permit.
   - The Petitioner noted that the building can hold 630 people; Speaker questioned if there are 630 parking spaces on the site.
   - He had concerns about increased traffic if the building is allowed an office use
   - The petition does not meet with the City's Master Plan. If rezoned, the Speaker felt it would be spot-zoning and would be setting a precedent for future rezonings.

4. Mr. Stephen Horodoniki, 16265 Bent Tree Drive, Chesterfield, MO stated the following:
   - He lives in the Bent Tree Subdivision across the street from the mortuary.
   - Referring to the Petitioner's comment of the possibility of 600 visitors in one day, Speaker stated that he has never seen more than two funerals on one day. The amount of traffic that the Petitioner said they could have does not exist.

5. Mr. Arthur Fishel stated the following:
   - The land is currently zoned "Residential".
   - He feels the land should be sold to residential developers if the Buchholz's wish to sell it. He noted that there is a shortage of residential land in the City.

6. Mr. Michael Ansley, Trustee of Clarkson Woods, 2131 Hunter's Way Court, Chesterfield, MO stated the following:
   - He agrees with the comments of the previous Trustees.
   - If the Buchholz family wants to sell the property, Speaker felt it should be sold and then allow the new owner to seek a rezoning.

- If the Buchholz's want to rezone the property, Speaker felt they should state their purpose for the site or withdraw their request.

7. Mr. Bruce Beard, 2167 Hickory Drive, Chesterfield, MO stated the following:
   - He resides in the Wilson Farm Estates subdivision.
   - He has reviewed the 1993 ordinance, which allows residential zoning with a Conditional Use Permit. He noted that the ordinance has seven pages of restrictions with respect to seating, the times of funeral processions, the location of the driveways, etc. Speaker felt the past Commissioners were good stewards for the public in how the site should work.
   - He felt the Buchholz's have not given a definite answer as to what they want to do with the site. He felt if the Buchholz's want to add a use to the Conditional Use Permit to accommodate their business, they should ask for an amendment to the Permit
   - If someone else wants to purchase the property, Speaker felt they should petition the Commission for a change to the Conditional Use Permit. This would allow the Commission the opportunity to review the specific effect such a requested use would be on the community.
   - He drives the Clarkson/Wilson Road intersection frequently and the traffic signal only allows four vehicles through at one time. He noted that the signal is not controlled by the City.
   - He felt that different uses for the site will add to the existing traffic.

Chair Hirsch pointed out that if the petition would go forward, an Attachment A would be attached to it outlining all of the specific conditions for the site.

8. Mr. Mike Thiel, 2108 Saddlebred Court, Chesterfield, MO stated the following:
   - He resides in the Sea Beauty Farm Subdivision, which is immediately behind the mortuary.
   - He agrees with the comments from the previous speakers.
   - The residents of Sea Beauty Farm have been polled and not one person supports the requested change in zoning.

9. Mr. Bob Goldberg, 2005 Wilson, Chesterfield, MO stated the following:
   - From his home, he can observe the traffic on Wilson Road.
   - The mortuary draws almost all of its traffic from cars coming directly from Clarkson Road.
   - The uses being requested for the site are types of uses that will draw from the neighborhood, which will results in more cars coming from Clarkson, people coming from Wild Horse Creek Road coming down Clarkson. The traffic will go down Wilson Road directly in front of his house.
   - The mortuary has been a great neighbor but Speaker has concerns about some of the requested uses – such as theater or church – which will be drawing people from the neighborhood, who will be using Wilson Road.

10. Mr. Jeff Wolff, 2120 Riding Trail Drive, Chesterfield, MO stated he would pass on speaking.

11. Mr. Ron Hamlin, 16218 Wilson View Estates, Chesterfield, MO stated he would pass on speaking.

12. Mr. Rick Franz, 16436 Andraes Drive, Chesterfield, MO stated he would pass on speaking.

13. Mr. F. John Pollnow, III, 16210 Wilson View Estates, Chesterfield, MO stated he would pass on speaking.

14. Mr. J. S. Palermo, 2024 Wilson Farm Court, Chesterfield, MO stated he would pass on speaking.

15. Ms. Janet Palermo, 2024 Wilson Farm Court, Chesterfield, MO stated she would pass on speaking.

16. Ms. Delores Smith, 2018 Wilson Farm Court, Chesterfield, MO stated she would pass on speaking.

17. Mr. John P. Smith, 2018 Wilson Farm Court, Chesterfield, MO stated he would pass on speaking.

18. Mr. Gerry Parker, 16220 Windfall Ridge, Chesterfield, MO stated the following:
    - He lives in the Bent Tree Subdivision.
    - He feels the mortuary has been a good neighbor and he appreciates how the property is maintained.
    - If the "PC" zoning is granted, he asked if it would restrict any changes to the building.
    - He asked that the Petitioner come back for a more specific use for the site.

Chair Hirsch stated that the Commission and Council have the ability, through an Attachment A, to restrict the size of the building, etc.

19. Mr. Dan Steinmeyer, 2008 Wilson Ridge Lane, Chesterfield, MO stated the following:
    - He resides in Wilson Farm Estates Subdivision.
    - He noted that the mortuary draws a very sedate crowd.
    - The intersection at Clarkson and Wilson Roads is very dangerous and Speaker invited the members of the Commission to come out and observe it.
    - He has concern about foot traffic for some of the proposed uses.
    - He agrees with the comments made by previous speakers.

SPEAKERS – NEUTRAL: None

REBUTTAL:

1. Mr. Campbell Mulvihill thanked the residents for their comments and then stated the following:
   - Buchholz Mortuary is a commercial entity under a Conditional Use Permit.
   - Seating is permitted for 340 people. If there were two funerals on one day, visitors could possibly number 680 people.
   - They have no intention of selling the property. They are requesting the rezoning as an option in the future. If the site were to be sold as residential property, it would sell for approximately $20-23/foot – about $2.5 million, which would result in about a $2 million loss in the Buchholz's investment.
   - It is very difficult to sell a piece of property as commercial without stating what type of uses would be allowed upon it.
   - The Buchholz's have no intention of selling but would like to protect their investment for the future.
   - They do not want to change one item of the seven pages of the Conditional Use Permit.
   - The list of uses will be reviewed.

Councilmember Fults stated that the area residents understand the Buchholz's intent for rezoning; but they are concerned about the site in the future. If the property is rezoned to commercial, they are concerned that the more intrusive uses could be requested by a new owner. Councilmember Fults noted that under residential zoning, churches, schools and mortuaries are allowed. She noted that financial institutions and office building use would require the commercial zoning and asked if office building use is really what the Petitioner is requesting.

Because of his experience in architectural and construction development, Mr. Mulvihill stated he did not think an office building would be a detriment. If there is an overwhelming concern from the neighborhood and the Council, the Petitioner would be willing to eliminate it as a use. He noted that the building is 26,000 square feet with the first floor being 14,000 square feet; the second level is not usable as an office. If the building was used as an office, it would only include about 45-50 employees.

Councilmember Fults questioned whether financial institutions could be eliminated as a requested use. If so, the remaining requested uses would be allowed under residential zoning with a Conditional Use Permit. Mr. Mulvihill stated that the requested uses were a way of having more options twenty years from now when marketing the building. He added that it is very difficult to sell an existing building to a church or a school. He will work to narrow the scope of uses. It was noted that even with a Planned Commercial zoning, the Attachment A could restrict the permitted uses.

City Attorney Heggie stated that when the Petitioner asked for the Conditional Use Permit in 1993, he and the Council had the impression that the property was going to be used as a mortuary for a long period of time and asked if this was correct. Mr. Tom Buchholz replied that this is still the intention. In 1993, the City

did not have a provision for a mortuary in any of the planned districts. At that time, it was deemed that the residential zoning with a Conditional Use Permit was the way to allow a mortuary on the site. They have been in business for 58 years, and all of their facilities – with the exception of the original City site – are still in operation.

Commissioner Banks stated that once this property is zoned commercial, it sets a precedent for additional commercial zoning in the area. Mr. Mulvilhill noted this concern and stated they are listening to the residents' concerns and will try to address them. The Buchholz's are looking to the future and seeking ways to protect their investment.

Commissioner Asmus asked if there are any long-range plans for the site. Mr. Buchholz replied that the long-range plan is to operate the site as a funeral home. He referred to a flyer being circulated in the neighborhood stating that a filling station was going on the site. They have no intention of opening a filling station on the property. Because of their ages and some health concerns, they are exploring other options through the rezoning request to try to protect their investment for the future – they view this as long-range business planning similar to estate planning.

Commissioner Geckeler asked Mr. Buchholz how many funerals have been held at the subject site during the past year compared to the number of funerals held at their other facilities. Mr. Buchholz replied that approximately 100 funerals per year are held at the subject site, as well as at their sites in St. Peters and Florissant. The Spanish Lake site, which is the oldest facility, has about 250 funerals per year.

ISSUES:

1. Edit the requested uses.
2. How would access and traffic be affected at the intersection of Clarkson and Wilson Roads, as well as along Wilson Road, with respect to each of the requested uses as compared to the present use?
3. Provide the capacity numbers for the mortuary and the number of funerals held on a yearly basis at the various sites owned by the Petitioner.
4. What are the intended long-range plans for the site?
5. How will parking be affected by each of the requested uses?
6. Have the Petitioner justify the requested zoning noting that Planned Commercial zoning is not in compliance with the Comprehensive Plan.
7. How many acres are undeveloped along Wilson Road down to Wild Horse Creek Road – specifically the Fischer & Frichtel property and land across from the Dalton farm owned by the school district? (It was agreed that Commissioner Geckeler and Mr. Geisel would meet to better define the criteria for this issue.)
8. What is the underlying zoning on Marquette High School in Clarkson Valley?
9. What is the acreage of the farm in Clarkson Valley, which is adjacent to Marquette High School?

10. What other commercial developments are in the area from Wilson Road to Baxter Road?

Chair Hirsch addressed the audience and asked that they forward, by letter to the Department of Planning, any issues not already identified.

At this time, Commissioner Schenberg read the Closing Comments for Public Hearing P.Z. 20-2007 Buchholz Mortuaries, Inc. (2211 Clarkson).

(The meeting was recessed for a five-minute break.)

B. P.Z. 23-2007 Wood Lake Section 3 (Children Discovery Learning Center): A request for a Conditional Use Permit to add Child Care Center as a permitted use for an approximately 1.00 acre tract of land located at 940 Wood Mill Road, south of the intersection of Woods Mill Road and Olive Boulevard.

Project Planner Jennifer Yackley gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Yackley stated the following:

- The site is currently a child care center and was a child care center prior to the City's incorporation. The previous owners of the child care center did not obtain a Conditional Use Permit from St. Louis County.
- The current owner wants to make improvements to the site and is requesting a Conditional Use Permit to bring the site into compliance.
- The Comprehensive Land Use Plan calls for the subject area to be residential. Child care centers are an acceptable Conditional Use Permit within the residential zoning making it in compliance with the Comprehensive Plan.
- Issues under Review:
  - The parking lot and sign encroach into the right-of-way of Woods Mill Road.
  - Structure side yard setbacks

Responding to questions from the Commission, Ms. Yackley stated the following:

- The site is currently zoned R-2.
- Signage on the site would have to change because it currently encroaches into the right-of-way. The Petitioner would have to adhere to all of the sign regulations within the City.
- Regarding landscaping of the site, they will not be required to come into compliance with the Tree Manual because of the size of the lot. Chair Hirsch noted that the Commission has the option to place landscaping requirements within the Conditional Use Permit.

PETITIONER'S PRESENTATION:

1. Ms. Karen Kanyuck, 10540 Anton Place, Sunset Hills, MO stated the following:
   - She is excited to be involved in the addition and remodeling of the 30-year old building being used for child care.
   - The building will be brought up to fire code standards.
   - The remodeled building will enhance the surroundings and will provide safer child care services.

SPEAKERS IN FAVOR:

1. Ms. Sue Burnley, 1000 N. Woods Mill Road, Chesterfield, MO stated the following:
   - Her property adjoins the subject property on the north side.
   - She is in favor of the subject petition.

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

It was noted that the only issues are those already identified above by Staff.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the May 14, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 5 to 0 with 1 abstention from Commissioner Asmus.**

VI. PUBLIC COMMENT

RE: P.Z. 25-2006 Simply Storage (OB Development, LLC):

Petitioner:

1. Mr. Mike Doster, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO gave a PowerPoint Presentation and stated the following:
   - In February, a number of issues were still outstanding that they were trying to address through a revised plan and revised elevations.
   - ACI Boland has been added to the development team, which assisted in the revised elevations.
   - The following revisions were noted:
     - Open Space: Increased from 30% to 33%.

- Building Height: Decreased from 53 feet to the top of the peak to 41 feet 10 inches to the top of the peak.
- Square Footage: Retail decreased from 11,196 sq. ft. to 8,362 sq. ft., which decreases the parking requirement. Storage increased slightly. Total square footage has increased.
- Parking Requirements: Decreased from 63 spaces to 50 spaces, as required.
- Setback along Western Property Line: The previous plan did not meet the required 37 foot setback for the internal drive; the current plan meets the required 31 foot setback for the internal drive. A variance is no longer required for the setback.
- Distance from Chesterfield Airport Road: The two plans are approximately the same with the front retail portion being 95 feet from the road.

- Photos of the proposed building were shown in relationship to the previous elevations.
- One of the major design changes was to step-back the storage part of the building from the retail to provide a single-story effect in the front looking from Chesterfield Airport Road and single-story effect looking from the west.

2. Mr. Steve Polk, Zavradinos & Polk Civil Engineers, 17813 Edison Avenue, Ste. 201, Chesterfield MO addressed the changes to the Site Plan and stated the following:
   - The plan has been revised so that it no longer requires a variance for the setback along the western property line. The required setback is now 31 feet according to the height of the building.
   - The setback from Chesterfield Airport Road is approximately the same as the previous plan. He noted that the Ordinance for this district has changed, which now requires a 30-foot buffer strip along the front. The plan will accommodate the 30-foot setback by pushing the building back.
   - The retail portion of the building will now have a parapet wall that is 24.5 feet high. The roof on this portion of the building will be 19 feet – with the intention of placing rooftop equipment for the retail portion of the building behind the parapet wall and in front of the main wall for the storage facility.
   - On the north elevation facing I-64, all of the overhead doors have been eliminated. Overhead doors are still on the east and west sides of the building. The total number of doors is the same as on the previous plan but are now pushed to the rear and designed to look more like the retail store front with respect to the materials and colors.

Councilmember Fults expressed her pleasure with the revisions and thanked the Petitioner for their work. She asked if the windows were going to be clear glass or tinted. Mr. Polk stated that the windows will have a bronze tinting on them, matching the overhead doors.

3. Mr. Roger Strickland, 28880 Countryside Road, Weston, MO was available for questions.

RE: P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment)

1. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 17109 Bluffview Ridge Court: House addition on the east side of an existing home zoned "R-2" Residence District with a "PEU" procedure, located at 17109 Bluffview Ridge Court in the Bluffs of Wildhorse Subdivision.

Commissioner Banks, representing the Site Plan Committee, made a motion recommending approval of the House Addition. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 6 to 0**.

B. Insituform (17999 Edison Avenue): Monument Sign for a parcel of land zoned "M-3" Planned Industrial District located at the northeast corner of Edison Avenue and Goddard Avenue.

Commissioner Banks, representing the Site Plan Committee, made a motion recommending approval of the Monument Sign. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 6 to 0**.

C. Stoneridge Office Building: An Amended Site Development Plan and a Sign Package for a 9.3 acre parcel of land zoned "PC" Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane.

Commissioner Banks, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan and Sign Package with the condition that a directional sign is placed at the start of the exit ramp, as approved by the Department. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 6 to 0**.

D. Wilson Creek Subdivision: Record Plat for a 20.6 acre parcel zoned "E One Acre" Estate Residence District located on the south side of Wild Horse Creek Road and west of Wilson Road.

Commissioner Banks, representing the Site Plan Committee, made a motion recommending approval of the Record Plat. The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0**.

VIII. OLD BUSINESS

A. P.Z. 25-2006 Simply Storage (OB Development, LLC): A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley stated that the plan meets all of the requirements in the Attachment A. There are no open issues. They now meet the side setback for the internal drive along the western property line.

Commissioner Broemmer made a motion to approve P.Z. 25-2006 Simply Storage (OB Development, LLC). The motion was seconded by Commissioner Banks.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Schenberg, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Chairman Hirsch

Nay: None

The motion passed by a vote of 6 to 0.

B. P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment): A request for an amendment to City of Chesterfield Ordinance 2145 to amend the parking requirements for a 9.3 acre "PC" Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane (19R610400 and 19R620025)

Ms. Mara Perry, Senior Planner, stated that the Ordinance Amendment would allow an additional 22 surface parking spaces for the building. The additional spaces are being requested due to market conditions. The parking will not encroach upon the do-not-disturb area. The Public Hearing for this petition was

held on May 14, 2007, at which time there were no speakers, other than the Petitioner. No issues were raised at the Public Hearing.

Commissioner Banks asked Mr. Stock to review the oxygen equipment that is installed in front of the retaining wall as it is very visible from Highway 40. He asked that it be better screened.

Commissioner Banks made a motion to approve P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment). The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Schenberg, Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Commissioner Geckeler, Chairman Hirsch

Nay: None

The motion passed by a vote of 6 to 0.

C. Proposed Amendments to the By-Laws of the Planning Commission.

Chair Hirsch reported that the Committee of the Whole recommends the following amendments to the Draft By-Laws: **(changes shown in bold)**

Article III – Election of Officers

Section 1 A nominating committee of not less than three (3) Commissioners shall be appointed by the serving Chair of the Planning Commission ~~in May~~ **by June 15** of each year to nominate officers of the Planning Commission for the following year. The committee shall report to the full Commission at ~~the first~~ **a** meeting of the Planning Commission in June . . .

Article VI – Committees

Section 1 (b) The Ordinance Review Committee shall, by resolution, propose new or amended ordinances regarding the planning **and zoning** process to the Planning Commission.

Commissioner Geckeler made a motion to approve the Amended By-Laws, with the above amendments. The motion was seconded by Commissioner Broemmer.

Upon roll call, the vote was as follows:

Aye: Commissioner Asmus, Commissioner Banks, Commissioner Broemmer, Commissioner Geckeler, Commissioner Schenberg, Chairman Hirsch

Nay: None

The motion passed by a vote of 6 to 0.

IX. NEW BUSINESS

A. Appointment of Nominating Committee

Chair Hirsch appointed Commissioners Banks, Geckeler, and Schenberg as the Nominating Committee. The Committee will report back to the Commission at its June 11th meeting. Any Commissioner who would like to be considered for office should so inform any member of the Nominating Committee.

X. COMMITTEE REPORTS

The June 5th Ordinance Review Committee meeting has been canceled. Committee meetings are scheduled for June 12th and 19th.

XI. ADJOURNMENT

The meeting adjourned at 8:58 p.m.

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David Banks, Secretary