PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 13, 2002

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

I. PRESENT	ABSENT
Mr. Mike Kodner	Mr. Fred Broemmer
Mr. Dan Layton, Jr.	Ms. Rachel Nolen
Ms. Stephanie Macaluso	
Mr. Jerry Right	
Ms. Victoria Sherman	
Mr. B. G. Wardlaw	
Chairman David Banks	
Mr. Doug Beach, City Attorney	
Mayor John Nations	
Councilmember Jane Durrell, Council Liaison	
Ms. Barbara Weigel, Senior Planner/Acting Director of Planning	
Mr. David Bookless, Project Planner	
Ms. Annissa McCaskill, Project Planner	
Ms. Kathy Lone, Planning Assistant	

II. INVOCATION: Chairman Banks

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Connie Fults (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Macaulso made a motion to approve the April 22, 2002 Meeting Minutes. The motion was seconded by Commissioner Sherman and passes by a voice vote of 7 to 0.

VI. PUBLIC COMMENT -

1. Mr. Steve Scott, 205 West Main, Smithville, MO 64089, petitioner and speaking in favor of IHOP Restaurant (McBride & Son Center Lot 5A);

· Speaker stated that he was present to answer questions.

2. Mr. Pete Joyce, 600 Trade Center Boulevard, Chesterfield, MO 63005, petitioner and speaking in favor of Spirit Trade Center, Lot 25 Munger Headquarters;

· Speaker stated that he was present to answer questions.

3. Mr. Mike Doster, Doster, James, L.C.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

· Speaker stated that Walgreen's does not sell alcohol at any of its stores;
· Speaker stated that two (2) access points are proposed on Chesterfield Parkway North: One is existing and the other proposed access would be to the west. The two (2) accesses would be approximately 200 feet apart;
· Speaker stated that this plan complies with the retail performance standards;
· Speaker stated that the petitioner would comply with the City's requirements with regards to signs;
· Speaker stated that this building would be compatible with the surrounding area;
· Speaker stated that a monument sign was approved for Taco Bell on Chesterfield Parkway but never constructed. Speaker stated that Walgreen's is proposing to add their name to the monument sign on Chesterfield Parkway;
· Speaker stated that the petitioner would comply with the City's sign ordinance.

4. Mr. Terry Barnes, 8027 Forsyth, St. Louis, MO, representing and speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

· Speaker stated that this Walgreen's would be upscale and one of a kind.

5. Ms. Laura Lueking, 15021 Conway Road, Chesterfield, MO 63017, Trustee for Conway Glen Subdivision and speaking in opposition to P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker stated that she had concerns regarding the acquisition of the right-of-way to reach green space and floor area ratios and how that will affect future improvements such as the triple left turn. Speaker stated she is concerned about utilization of the right-of way;
· Speaker said the Planning Commission should request a 3-D model of this proposal;
· Speaker asked the Planning Commission to require the petitioner to modify the plans to comply without having to acquire right-of-ways just to make it fit.

Project Planner Annissa McCaskill stated that she had spoken to MoDOT and they had stated that they would not sell the right-of-way if it were needed. Ms. McCaskill added that she had attached an e-mail stating MoDOT had no plans, conceptual or otherwise, for improvements to the area.

6. Mr. Steve Koslovsky, 168 North Meramec Avenue, St. Louis, MO 63105, attorney for and speaking in favor of P.Z. 34-2001 Chesterfield Village/Altshuler Tract;

· Speaker asked the Planning Commission to hold this petition until the May 29, 2002 Planning Commission Meeting so the petitioner may evaluate the changes in Attachment A.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. McBride & Son Center: Site Development Concept Plan and Landscape Plan for "C-8" Planned Commercial District on 2.806 acres of land located north of Chesterfield Airport Road, west of Boone's Crossing.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan and Concept Landscape Plan for McBride & Son Center. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 7 to 0.

B. McBride & Son Center: Record Plat to re-subdivide a 5.342-acre portion of a "C-8" Planned Commercial District located north of Chesterfield Airport Road, west of Boone's Crossing.

This petition has been withdrawn.

C. IHOP Restaurant (McBride & Son Center Lot 5A): Site Development Section Plan, Architectural Elevations, and Landscape Plan for a restaurant on a 1.307 acre tract of land, zoned "C-8" Planned Commercial District located on the northeast corner of McBride and Son Center Drive and Chesterfield Airport Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for IHOP Restaurant (McBride & Son Center Lot 5A) with the inclusion of the Architectural Review Board's (ARB) recommendations, the addition of deciduous canopy trees in the island on the north side, evergreens to be added along the north side and the addition of four (4) to six (6) trees to be added to the Landscape Plan at the direction of the Department of Planning. The motion was seconded by Commissioner Layton and passes by a voice vote of 7 to 0.

D. Spirit Trade Center, Lot 25, Munger Headquarters: A Site Development Section Plan, Architectural Elevations, and Landscape Plan for a new office/warehouse/manufacturing building on a 4.9 acre tract of land, zoned "M-3" Planned Industrial District located on the southeast corner of the Trade Center Boulevard cul-de-sac.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Spirit Trade Center, Lot 25, Munger Headquarters. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 7 to 0.

E. Spirit Trade Center - Lot 17: A Condominium Plat for a 1.38 acre lot in an "M-3" District in Chesterfield Valley.

This petition has been withdrawn.

F. Spirit Trade Center, Lot 22 - Granger Contracting: An Amended Site Development Section Plan and Architectural Elevations for the addition of 905 sq. ft. of office space for a recently constructed office/warehouse/manufacturing building on 4.9 acre tract of land, zoned "M-3" Planning Industrial District located on the southeast corner of the Trade Center Boulevard cul-de-sac.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan and Architectural Elevations for Spirit Trade Center, Lot 22 – Granger Contracting with the condition that an appropriate number of trees be added to the east side of the building at the direction of the Department of Planning. The motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0.

VIII. OLD BUSINESS –

A. P.Z. 34-2001 Chesterfield Village/Altshuler Tract; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for 5.29 acres of land located north of North Outer Forty Road, near the intersection of North Outer Forty Road and Chesterfield Parkway East. (Locator Number: 18R-110020)
Proposed use:
Five story office building.

Chairman Banks stated that the petitioner for P.Z. 34-2001 Chesterfield Village/Altshuler Tract is asking that this petition be held until the May 29, 2002 Planning Commission Meeting.

Commissioner Right made a motion to hold P.Z. 34-2001 Chesterfield Village/Altshuler Tract until the May 29, 2002 Planning Commission Meeting. The motion was seconded by Commissioner Macaluso.

Commissioner Layton made an amendment to the motion to hold this petition until the petitioner and the Department of Planning have reviewed and addressed all issues. The amendment to the motion was accepted by Commissioner Right and Commissioner Macaluso.

Mr. Koslovsky stated that the petitioner only needs this petition held until the May 29, 2002 Planning Commission Meeting.

Commissioner Layton withdrew his amendment to the motion. Commissioner Right and Commissioner Macaluso accepted.

The motion to hold P.Z. 34-2001 Chesterfield Village/Altshuler Tract until the May 29, 2002 Planning Commission Meeting passes by a voice vote of 7 to 0.

Commissioner Macaluso stated that she would like information with regards to the floor area ratio and green space ratio if the right-of-way were not part of the property and for Staff to seek an answer regarding whether the right-of-way would be needed for improvements to the area.

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
I. Landmarks Preservation Commission

Chairman Banks stated that a Planning Commission Committee of the Whole Meeting would be held Wednesday, May 22, 2002 at 6:00 p.m. in the Chambers at City Hall to discuss the draft Comprehensive Plan issues.

Commissioner Wardlaw made a motion to adjourn the meeting. The motion was seconded by Commissioner Right and the meeting unanimously adjourned at 7:42 p.m.

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Victoria Sherman, Secretary