

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 28, 2008**

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Amy Nolan
Ms. Lu Perantoni
Mr. Gene Schenberg
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. Michael Watson

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Susan Mueller, Principal Engineer
Mr. Charlie Campo, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Perantoni

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch welcomed Councilmember Dan Hurt as the new Chair of the Planning & Public Works Committee and Council Liaison to the Planning Commission. Chair Hirsch then acknowledged the attendance of Councilmember Bruce Geiger, Ward II; Councilmember Mike Casey, Ward III; and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS - Commissioner Geckeler read the “Opening Comments” for the Public Hearing.

- A. **P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC)**: A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 6.7 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing

STAFF PRESENTATION:

Project Planner Charlie Campo gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Campo stated the following:

- This is the second Public Hearing for this petition. A previous Public Hearing was held and issues identified. The issues were addressed by the Petitioner but too much time had elapsed thus requiring a second Public Hearing.
- All Public Hearing notification requirements were followed.
- Proposed 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.
 - (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.
 - (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
 - (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.
 - (v) Hotels and motels.
 - (x) Medical and dental offices.
 - (z) Offices or office buildings.
 - (dd) Postal stations.
 - (ff) 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.

- (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.
 - (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.
 - (ss) Terminals for buses and other public mass transit vehicles.
 - (uu) Vehicle repair facilities for automobiles.
 - (vv) Vehicle service centers for automobiles.
 - (ww) Vehicle washing facilities for automobiles.
- **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.
 - The comprehensive plan shows the site to be bordered by Mixed-Use on the east and west sides, Spirit Airport to the south, and Park/Recreation to the north across Highway 40.
 - **Items Currently Under Review by the Department of Planning**
 - Cross access and internal access (both pedestrian and vehicular)
 - Open space requirements.
 - Adherence to the City of Chesterfield Tree Manual.
 - Requested building height and setback issues.

PETITIONER'S PRESENTATION:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - The reason for the delay between the original Public Hearing and this Public Hearing is due to the fact that a single user had negotiated with THF to acquire the entire site. These negotiations delayed proceeding with the Issues Meeting. The negotiations did not result in a purchase of the property by the single user. They are now presenting their original Concept Plan.
 - The site is in a Mixed-Use area.
 - In response to the comments and issues raised at the original Public Hearing, three conceptual buildings are being shown, as follows:
 1. 21,000 square feet on 2.9 acres;
 2. 11,200 square feet on 1.37 acres; and
 3. 16,000 square feet on 2.03 acres
 - Access to all three parcels would be via Arnage Boulevard.
 - No users are committed at this time for any of the conceptual buildings.
 - Since this is a Conceptual Plan, it is quite possible the sites may be re-configured.
 - As a result of the original Public Hearing, the Petitioner has eliminated and changed some of the uses originally requested. Some of the changes relate to where certain uses would be located on the site.

Chair Hirsch referred to the following uses:

- (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.

He felt that the language in use (kk) is very broad and that use (ll) is not appropriate for the site.

Mr. Doster stated that they will review these two uses further with Staff. He stated that they would like to keep the language in use (kk) with respect to "*construction equipment, agricultural equipment*" but would be amenable to restricting it to an indoor use only. He noted that some retailers in the Valley carry this type of equipment.

2. Mr. Darren Ridenhour, THF Realty, 308 N. Geyer Road, Kirkwood, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES:

1. Cross access and internal access (both pedestrian and vehicular) for the site.
2. Open space requirements.
3. Adherence to the City of Chesterfield Tree Manual.
4. Requested building height and setback issues.
5. Uses (kk) and (ll)

Commissioner Geckeler read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the April 14, 2008 Planning Commission Meeting. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. AT&T (13415 Olive Boulevard)

Petitioner:

1. Vincent J. Dombek, AIA, Wedemeyer, Cernik, Corrubia Architects, 2731 Hickory, St. Louis, MO 63104 stated the following:
 - Referring to comments made in the prior Site Plan Committee meeting concerning the condition of the site, AT&T has agreed to address the issue with the retaining wall. Speaker noted, however, that part of the retaining wall is on the Valvoline property. The retaining wall on AT&T's property will be replaced with a versa-lock type wall.
 - Concerns regarding the grass will be addressed during the re-grading of the site. Speaker stated that the site will be reseeded and replanted with new trees.

B. P.Z. 01-2008 Kraus Farm Office Center

Petitioner:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - All members of the Opus team have reviewed the Attachment A and have some issues with it. They intend to meet with Staff prior to the next meeting in order to work out the issues.
 - They understand there are additional comments from Public Works, which will also be discussed with Staff before the next meeting.
 - Specifically, the Petitioner has issue with the following:
 - Height – the mean sea level limitation, as stated in Attachment A, does not work for the Petitioner's plan.
 - Traffic Study Request – a Traffic Assessment has been done for the corridor, and is based upon the 1999 Traffic Study. They are requesting that the Traffic Assessment satisfy the Traffic Study condition.
 - Language issues with respect to access to Conway Road. The Petitioner does not want any access to Conway Road – either permanent or temporary.
 - Issues with respect to improving Conway Road. They do not believe the City desires such improvements.

Responding to questions from Councilmember Hurt regarding a no-touch zone on the north of the site, Mr. Doster stated that the no-touch zone being proposed is 120 feet. The Petitioner has indicated his willingness to dedicate this area to the City as a public park.

2. Mr. Rich Clawson, ACI/Boland, Inc., 11477 Olde Cabin Road, Ste. 100, St. Louis, MO stated the following:
 - The height from finish floor to the top of the buildings for the three Timberlake buildings (located to the east of the site) are 69 feet, 69 feet, and 70 feet.
 - The two proposed Kraus buildings are also at 70 feet, consistent with the buildings off to the east.
 - The Forty West I building sits at about 58 feet; the Forty West II building (now St. John's Rehab) was initially approved at 58 feet.
 - St. John's, being a smaller, different use, was constructed at about 29 feet.
 - The two buildings proposed for Kraus Farms are consistent with other buildings sitting in this corridor.
 - The design team was involved in the Forty West I, Forty West II, St. John's projects, and is now involved on the Kraus tract. As a result, they understand the concern about height, the impact on Conway Road, as well as the visual impact on Conway Road.

- Site sections were prepared to demonstrate the visual impact on Conway Road. Speaker noted that the garage is pulled down below the Conway grade so the garage is not a major emphasis. They have tried to maintain, as much as possible, the private, more pristine view from Conway Road.

Chair Hirsch noted that the building heights could start at different levels above sea level and asked if the buildings, outlined in Mr. Clawson's report, start at the same mean sea level. Mr. Clawson replied that the grade level drops down as one goes closer to Timberlake – towards the east. The top of the 58-foot Forty West I building sits at mean sea level at about 649 feet. On the two new proposed buildings, the western-most building will be at about 641 feet, about 8 feet lower than the overall sky elevation; the eastern building is about 627 feet. These buildings will appear shorter because the grade drops. In plane looking across the top of them, they will be at, or below, the height of the existing Forty West I building.

Councilmember Hurt asked for the building heights of the Miller Global Pauls' property to the east. Mr. Clawson replied that the three buildings have building heights at mean sea level of about 592, 591 and 589.

Commissioner Perantoni expressed concern that the proposed parking structure will take up a lot of the site's open space. Mr. Clawson noted that Mr. Stock would respond to this concern during his presentation. He added that on North Outer Forty and Highway 40, there is a substantial amount of manicured green space in the front, as well as green space along Conway Road. They have also brought in, as much as possible, their internal site circulation between the parking garage and the building.

2. Ms. Julie Nolfo, Crawford, Bunte, Brammeier, stated she was available for questions pertaining to traffic.

Commissioner Banks noted that CBB had commented that a lot of the traffic near the Solomon Building, eastbound, will come back through the Kraus property, cross the Timberlake bridge and then go east to the ramp. CBB has commented on the positive effect to the traffic at the Parkway. Commissioner Banks asked what the negative impact of the traffic will be when it comes to Timberlake and goes eastbound on South Outer. He noted that the Timberlake bridge, in the evening southbound, has two left turn lanes and the traffic currently backs up all the way to the light at North Outer.

He added that CBB's study indicates approximately 230 evening peak-hour trips in this area, but does not include the numbers for the traffic starting back at the Solomon Building through the new hospital and what that would bring eastbound across the bridge. He also felt the impact on the traffic on the bridge should be identified.

Ms. Nolfo replied that St. John's Rehab and Forty West would add an additional 30 trips in the morning and 75 trips in the afternoon to the southbound left off of Timberlake, going east on South Outer Road. This traffic today is coming out of these two developments - traveling on the North Outer Road through Chesterfield Parkway, making the loop around to get on eastbound 40 - that would be diverted to the new cross access road and down to Timberlake Manor to access eastbound 40 via the ramp that is immediately to the east. The 75 trips in the afternoon would be added on top of the 235 trips that Opus' proposed development would add to the southbound left.

With regards to the impact of that, Ms. Nolfo stated that they went back to the 1999 Corridor Study. This Study contemplated the cross access being provided that would provide Forty West I and Forty West II (now St. John's Rehabilitation Center) having cross access over and bringing it through into the analysis that both the North Outer Road and the South Outer Road at Timberlake Manor Drive. It was found that the south intersection of South Outer Road and Timberlake Manor Drive could accommodate the traffic generated from those three parcels – Kraus, Forty West I, and St. John's Rehab – coming down through there, and therefore did not prescribe any specific improvements at that intersection, contrary to what was prescribed up at the North Outer Road.

Commissioner Banks stated he thought the figures would be higher than those outlined considering the size of the Solomon building.

Ms. Nolfo explained that at the time the 1999 Corridor Study was done, the Forty West I building was up and occupied, which allowed them to count it in the study. They then took St. John's Rehab forecast and added them to the actual driveway counts from Forty West I. The Forty West I building, at the time it was counted, was not generating a substantial amount of traffic. The traffic that will be diverted to the cross access road is predominantly the traffic that will want to get on to Highway 40 going west that will take advantage of coming across, coming into Timberlake, and immediately making the right and going onto the on-ramp – or people who want to get on 40 West East, who will come across Timberlake, make the left and go onto the on-ramp. So it is not their entire amount of traffic associated with either Forty West I or St. John's Rehab that is attracted to the cross access drive because others will still opt to come out and proceed to the west.

Councilmember Hurt asked what the grade levels were of the intersections when the original study was prepared, and what the grade levels are anticipated to be. Ms. Nolfo replied that the 1999 Corridor Study required that an intersection operate at a Level Service D, or better, during the peak hours. At the South Outer Road at Timberlake, they were able to maintain a Level Service D with the traffic that was funneled through there - contrary to the North Outer Road at Timberlake where a Level Service D was not able to be maintained without prescribing improvements. At the time the 1999 Study was prepared, the traffic projections

were that the intersections would operate at a Level Service D post-development of the North Outer 40 corridor. The intention of the 1999 Study was to project the traffic for the corridor and to prescribe improvements. Then as each individual parcel came online, a new traffic study would not be required as long as they were in keeping with, or less than, what was contemplated in the 1999 Study. This has been the case to date so no new analysis of the traffic has been done. There have been substantial decreases in anticipated density along the North Outer Forty vs. what was built into the original 1999 Corridor Study. For that reason, the trip generation associated with the buildings that have come online is less than what was anticipated.

Commissioner Broemmer asked what triggers the improvements at the intersection of Timberlake Manor and North Outer Forty regarding the southbound right-turn lane and westbound right-turn lane. Ms. Nolfo replied that, according to the 1999 Study, both of these improvements are dictated once there is 345,500 square feet of traditional office space on the Kraus tract, in addition to what has already been approved along this area. The proposed development is 345,330 square feet – 170 feet less than the trigger point, which in her opinion is inconsequential. As a result, it is recommended that those two improvements be put in place.

4. Mr. George M. Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:

- The Site Plan, as drawn, has 49.45% open space. He noted that the open space for the subject site may be misleading when compared to St. John's site as St. John's is under construction. The parking deck is seen at St. John's, but the asphalt paving between the building and the parking garage is not seen because it is not there yet. The paving is for both surface parking and the east/west driveway.
- Regarding the right-turn lanes, the Petitioner has incorporated the westbound right-turn lane. They have not incorporated the other right-turn lane as part of this Preliminary Development Plan at this time. They have to do some further investigation because there is a limited amount of right-of-way and there are some utility conflicts, which will have to be worked through in order to facilitate the right-turn lane for the westbound movement and to turn into Timberlake.

Since this area has always been a safety concern, Councilmember Hurt asked what lighting exists, or what would be added, along the property line for traffic. Mr. Stock stated that this would have to be reviewed.

Commissioner Perantoni expressed concern about pedestrians crossing an area that will be taking on the character of a road. She acknowledged that this would be taken up at the Site Plan stage, but questioned how it could be made pedestrian-friendly. Chair Hirsch added that he hopes the Petitioner will address this at the Site Plan stage in terms of pedestrian crosswalks and, perhaps, some

internal stop signs. Mr. Stock stated that this concern would be addressed in detail at Site Plan.

5. Mr. Rusty Saunders, Loomis Associates – Landscape Architect for the project, 707 Spirit 40 Park Drive, #135, Chesterfield, MO stated he was available for questions.

C. P.Z. 09-2008 Friendship Village of West County (15201 Olive Blvd):

Petitioner:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - Under this petition, they want to add a half-acre of property, which Friendship Village already owns under the existing Conditional Use Permit.
 - They are not asking for an increase in the number of units. The three units that can be built on the half-acre will be accommodated under the existing permitted units, as stated in the existing C.U.P. Those units will be built at Olive Boulevard so they don't impact the issues to the rear of the property.
 - They have complied with MDNR and the City of Chesterfield's requirements with respect to erosion control. MDNR has approved the dam modification.
 - There has been some communication with the office of the attorney representing the subdivision Trustees.
2. Mr. Bill Remis, Attorney with Doster, Guin, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - The same information that was given to the Commission has been sent to the representatives of Arrowhead Estates and their attorney.
 - He had a phone conversation this morning with the attorney representing Arrowhead Estates, who indicated they have an engineer looking into the sediment issues.
 - He discussed with the attorney whether or not the residents had any issues related to the subject Conditional Use Permit amendment and the issues they are dealing with in Arrowhead Estates. They have not come up with any sort of link to connect these issues up. The Petitioner continues to wait to hear from them regarding any further directions or issues they may have.
3. Mr. Paul Boyer, Civil Engineering Design Consultant, 11402 Gravois, #100, St. Louis, MO was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **4 Arrowhead Estates Lane (Arrowhead Estates Subdivision):** A request for a house addition on the north side of an existing home zoned "NU" Non-Urban District, located at 4 Arrowhead Estates Lane in Arrowhead Estates Subdivision.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the House Addition for **4 Arrowhead Estates Lane (Arrowhead Estates Subdivision)**. The motion was seconded by **Commissioner Banks** and **passed** by a voice vote of 8 to 0.

- B. **49 Pacland Estates Drive:** House addition on the northwest side of an existing home zoned "NU" Non-Urban District, located at 49 Pacland Estates Drive in the Estates at Pacland Place Subdivision.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the House Addition for **49 Pacland Estates Drive**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 8 to 0.

- C. **AT&T (13415 Olive Boulevard):** Amended Site Development Plan, Amended Landscape Plan, and Amended Architectural Elevations for a 0.57 acre tract of land located in a "C-8" Planned Commercial District north of Olive Boulevard, and east of Woods Mill Road.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan, Amended Landscape Plan, and Amended Architectural Elevations for **AT&T (13415 Olive Boulevard)**. The motion was seconded by **Commissioner Broemmer** and **passed** by a voice vote of 7 to 0 with 1 abstention from **Commissioner Banks**.

- D. **Hilltown Village Center (Sachs Properties):** A request for an Amended Site Development Plan for the addition of one (1) free-standing sign and the relocation of one (1) existing freestanding sign for Hilltown Village Center, a "C-8" Planned Commercial District located at the intersection of Olive Boulevard and Chesterfield Parkway.

Commissioner Schenberg, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan for **Hilltown Village Center (Sachs Properties)**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 6 to 2 with **Commissioners Schenberg** and **Broemmer** voting "no".

VIII. OLD BUSINESS

- A. **P.Z. 01-2008 Kraus Farm Office Center:** A request for change of zoning from “NU” Non-Urban District to “PC” Planned Commercial District for a 14.414-acre tract of land located at 14730 Conway Road, near the northwest corner of 40/64 and Timberlake Manor Drive. (19R530232)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, stated that the Public Hearing was held on March 24, 2008 at which time several issues were noted. The Petitioner’s response to the issues is included in the meeting packet. The Petitioner has forwarded to Staff some of their concerns regarding issues in the Attachment A – several of them dealing with verbiage, which they would like to see clarified or refined. Staff will meet with the Petitioner to try and prepare an Attachment A that is more suitable for the Petitioner, as well as the City.

Additional Issues:

1. Potential lighting along the subject site’s frontage along North Outer Forty.
2. Possible turn lanes that would be necessary for the site – especially the westbound right turn lane
3. Insuring pedestrian safety, at the Site Plan stage, for the cross access between the various sites along North Outer Forty.
4. Is the site over-parked? Ms. McCaskill-Clay stated that, at this point, it is unknown whether the site is over-parked. The actual number of parking spaces will be based upon the final square footage of the building shown on the Site Plan, along with the uses for the building.
5. Can one enter the lower level of the parking from Timberlake from the ramp area? Chair Hirsch replied that this is not known at this time – the Commission is dealing with the zoning at this time, not the Site Plan.
6. Have the drainage issues in the southeastern corner of the site been resolved?
7. Provide square footage for the hospital and the Solomon building.

Issues to Remain Open:

1. Protection of the existing monarch trees:
 - With respect to the 21-inch Maple located on the property, require a low versa-lock wall to protect the tree if the grading does not change.
 - With respect to the 12-inch Shingle Oak located on the western property line, require that the line be bored.
2. Hours of operation for “colleges and universities”,
3. Lighting issues

Councilmember Hurt asked if a water feature is being considered for the site. Ms. McCaskill-Clay stated that this was raised as an issue at the Public Hearing. The Petitioner has indicated that this is something they would review.

- B. P.Z. 09-2008 Friendship Village of West County (15201 Olive Blvd):** A request to amend City of Chesterfield Conditional Use Permit #2 to expand the boundary covered by the conditional use permit and to amend the number of units allowed.

Project Planner Charlie Campo stated that the Public Hearing was held on March 24, 2008. All issues raised at the Public Hearing have been addressed by the Petitioner to Staff's satisfaction.

Mr. Campo responded to issues raised during the prior Work Session:

- Dam reconstruction - The MDNR approval for the dam reconstruction has been received by Staff.
- Erosion control - Staff has done an extensive inspection of the erosion control measures on the site. The erosion control measures are in compliance at this time.
- Concrete sidewalk along Olive Boulevard – Due to its location relative to the road, it will be at the Petitioner's discretion as to the location of the sidewalk. This will be reviewed at Site Plan.

When a property is being developed and there are concrete sidewalks on either side of the new development, Commissioner Schenberg asked if the Developer is required to connect the two when they put in their sidewalk. Mr. Campo replied that, typically, it would be required. For this particular development, he didn't believe there were concrete sidewalks on either side of the development. To the west, he thought the sidewalk continued as asphalt along the roadside; to the east side of the main entrance, he thinks there is a concrete sidewalk.

Commissioner Schenberg asked if this development would be required to start the concrete sidewalk, and then have it continued as future properties are developed. Chair Hirsch replied in the affirmative.

Commissioner Banks made a motion to approve P.Z. 09-2008 Friendship Village of West County (15201 Olive Blvd). The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

**Aye: Commissioner Banks, Commissioner Broemmer,
Commissioner Geckeler, Commissioner Grissom,
Commissioner Nolan, Commissioner Perantoni,
Commissioner Schenberg, Chairman Hirsch**

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS

A. Sidewalks/Attachment A

Commissioner Broemmer asked that the language used in the Attachment A's relative to the "location of the sidewalk" be reviewed, with preference being such that it be located back from the edge of the street.

B. Architectural Language/Unified Development Code

Commissioner Perantoni asked that a meeting be scheduled between the Architectural Review Board and the Planning Commission relative to the architectural language for the Unified Development Code. City Attorney Heggie stated that this is an exceedingly difficult and complicated task. Staff has been working on this, but it will take some time to complete.

X. COMMITTEE REPORTS

A. Ordinance Review Committee

Commissioner Banks asked whether an Ordinance Review Committee meeting has been scheduled. Chair Hirsch replied that Staff is continuing its work on the "Residential Districts", and will then move into the "Planned Commercial" and "Planned Industrial" districts.

XI. ADJOURNMENT

The meeting adjourned at 8:07 p.m.

Gene Schenberg, Secretary