PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 14, 2008

The meeting was called to order at 7:06 p.m.

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

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Susan Mueller, Principal Engineer
Ms. Aimee Nassif, Senior Planner
Ms. Mary Ann Madden, Planning Assistant

Commissioner Geckeler gave tribute to Jade Bute who recently passed away. Ms. Bute was a member of Chesterfield's first City Council in 1988. Commissioner Geckeler acknowledged Ms. Bute's many accomplishments and contributions to the City through her leadership and love for Chesterfield. It was noted that a memorial for Ms. Bute will be held on May 18th at City Hall.

II. INVOCATION: Commissioner Watson

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch thanked Councilmember Connie Fults for her service during the past year as liaison to the Planning Commission and as Chair of the Planning & Public Works Committee.

Chair Hirsch then acknowledged the attendance of Councilmember Mike Casey, Ward III; Councilmember Jane Durrell, Ward IV; and City Administrator Mike Herring.

IV. PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

Commissioner Watson made a motion to approve the minutes of the March 24, 2008 Planning Commission Meeting. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 7 to 0 with 1 abstention** from Commissioner Broemmer**.**

VI. PUBLIC COMMENT

A. P.Z. 05-2008 Double Tree Inn (Ecclestone Organization)

Petitioner:

1. Mr. Mel Kosanchick, P.E., Volz Engineering, 10849 Indian Head, St. Louis, MO stated that the site's existing zoning is an old St. Louis County zoning. The rezoning is being requested to accommodate the proposed permitted uses. Mr. Kosanchick indicated he was available for any questions from the Commission.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Chesterfield Commons Six Outparcel One (54th Street Grill): Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1.50 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boone's Crossing.

Commissioner Broemmer, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Commons Six Outparcel One (54th Street Grill). The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 8 to 0**.

B. **Elbridge Payne Office Park:** A Record Plat for a 5.4 acre lot of land zoned "C-8" Planned Commercial District, located at the intersection of Chesterfield Parkway East and Elbridge Payne Road.

Commissioner Broemmer, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for Elbridge Payne Office Park. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 8 to 0**.

C. **Spirit of St. Louis Airpark (Spirit Restaurant)**: Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 2.75 acre tract of land located in an "M-3" Planned Industrial District on the south side of Wings of Hope Boulevard, and 610 feet west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard.

Commissioner Broemmer, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit of St. Louis Airpark (Spirit Restaurant) with the condition that the applicant shall revise the parking layout to include only the required sixty-two (62) parking stalls; the remaining requested fifty-seven (57) parking stalls are to be shown on the plan as deferred parking for future use and shall be initially improved as added green space. The motion was seconded by Commissioner Grissom and **passed by a voice vote of 8 to 0**.

D. **Spirit Valley Business Park, Lot 11 (Paragon):** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.93 acre parcel located at 616 Spirit Valley East Drive; west of the intersection of Olive Street Road and Chesterfield Airport Road.

Commissioner Broemmer, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit Valley Business Park, Lot 11 (Paragon) which includes the recommendations from the Architectural Review Board – specifically that language be included requiring additional landscaping along the northern side of the building in the event that MSD water quality standards are modified and the water quality features along the northern portion of the building are no longer required. . The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 1** with Commissioner Perantoni voting "no".

E. **Children's Discovery Learning Center (940 North Woods Mill Road):** Amended Site Development Plan, Amended Architectural Elevations, and Amended Landscape Plan for a childcare center on a 1.00-acre "R3" Residence District with a Conditional Use Permit-zoned tract of land south of the intersection of Woods Mill Road and Olive Boulevard.

Commissioner Broemmer, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Amended Architectural Elevations, and Amended Landscape Plan for Children's Discovery Learning Center (940 North Woods Mill Road). The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 8 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 05-2008 Double Tree Inn (Ecclestone Organization)**: A request for a change of zoning from "C8" Planned Commercial District to "PC" Planned Commercial District for 23.98 acres of land located 1,200 feet west of Swingley Ridge Road and Chesterfield Parkway.

Ms. Aimee Nassif, Senior Planner, stated that the rezoning would allow for two new uses for the site – a child care facility and a spa facility. The Public Hearing was held on March 24th. The only issue to arise at the Public Hearing was the request that the proposed uses be added as "ancillary uses" in the Attachment A. These uses are now reflected as "Ancillary Uses", rather than "Permitted Uses", in the Attachment A.

It was noted that City Council recently passed a new "Cell Tower and Antenna Ordinance". Because the Double Tree Inn currently has several antennas on its site, it is required to have "cell towers" as a Permitted Use in its Attachment A to bring it into conformance with the new ordinance. Staff recommends that Section I.A.1. of the Attachment A regarding "Permitted Uses" be amended as follows:

h. Broadcasting, transmitting or relay towers, studios and associated facilities for radios, television, and other communications.

Commissioner Broemmer made a motion to approve P.Z. 05-2008 Double Tree Inn (Ecclestone Organization) with an amendment to Section I.A.1. of the Attachment A to include use "h" as noted above. The motion was seconded by Commissioner Schenberg.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:17 p.m.

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Gene Schenberg, Secretary