PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 12, 2010

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

I. ROLL CALL

PRESENT	ABSENT
Ms. Wendy Geckeler	Mr. David Banks
Mr. G. Elliot Grissom	
Ms. Amy Nolan	
Mr. Stanley Proctor	
Mr. Robert Puyear	
Mr. Michael Watson	
Chairman Maurice L. Hirsch, Jr.	

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Mr. Mike Geisel, Director of Planning & Public Works
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Councilmember Connie Fults, Council Liaison and Councilmember Matt Segal, Ward I.

Chair Hirsch noted that Councilmember Fults has been Chair of the Planning & Public Works Committee and liaison to the Planning Commission for the past year. He stated that the Commission values the kind of input that Ms. Fults has contributed during her tenure and thanked her for her work. He then welcomed Councilmember Segal as the upcoming liaison to the Planning Commission.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the March 22, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Proctor and **passed by a voice vote of 5 to 0 with 2 abstentions from Commissioners Puyear and Watson.**

VI. PUBLIC COMMENT

A. P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC)

Petitioners:

1. Mr. Bill Kinner, 825 Tara Estates Court, Chesterfield, MO was available for questions.

2. Mr. Dan Hayes, NAI Desco, 8235 Forsyth Blvd., Clayton, MO was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Mark Andy Industrial Park (Lot B): An Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a 12.75 acre tract of land zoned "PI" Planned Industrial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Mark Andy Industrial Park (Lot B). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0**.

VIII. OLD BUSINESS

A. P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC): A request for a change of zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 1.22 acre tract of land located on the south side of Edison Avenue, east of the Edison Avenue and Spirit Drive intersection (17V320178).

Project Planner Shawn Seymour stated that the request is to change the zoning in order to add a retail land use to the site – currently *retail* is not a permitted use

under the governing ordinance. It was noted that many uses are being removed from this particular site. The three uses being requested are the existing uses of *Office* and *Warehouse*, and the new use of *Retail.*

A Public Hearing was held on March 8, 2010 at which time no issues were raised.

City Attorney Heggie asked whether this site was looking at a bicycle-type use. Mr. Seymour replied that there was a potential tenant for such a use – the *retail* use would cover such an activity.

Commissioner Watson made a motion to approve P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC). The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Grissom, Commissioner Nolan, Commissioner Proctor, Commissioner Puyear, Commissioner Watson, Chairman Hirsch

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:07 p.m.

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Michael Watson, Secretary