

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 8, 2013**

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

I. ROLL CALL

PRESENT

Mr. Bruce DeGroot
Ms. Wendy Geckeler
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Steven Wuennenberg
Chair Michael Watson

City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Ms. Laura Lueking
Ms. Debbie Midgley

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Proctor read the “Opening Comments” for the Public Hearing.

- A. P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC):** A request for an ordinance amendment to add “Kennel” as a permitted use within an existing “PI” Planned Industrial District. (17W230065, 17W510103, 17W510114, 17W510125, 17W420091, 17W510136, 17W510147, 17W140030, 17W230032, 17W230043, 17W230054, 17W420068, 17W420079, 17W420080, 17W140021, and 17W230076).

STAFF PRESENTATION:

Senior Planner Justin Wyse gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Wyse stated the following:

- All local and State statutory requirements for the Public Hearing have been completed.
- Phase I of the Spirit Valley Business Park is comprised of approximately 52 acres. Currently four lots, of the 16-lot site, are developed.

- There is a second phase planned for this development immediately to the west. The zoning process has been completed for Phase II but development will not begin until Phase I is further into the construction process.
- The subject site is zoned “PI” Planned Industrial District. The property to the west of the site encompasses Phase II and is also zoned “PI”. The property to the east and south of the site is zoned “M3” Planned Industrial District; the property to the north of the site is zoned “AG” Agricultural District and “NU” Non-Urban District.
- The only proposed change to the ordinance amendment is the addition of the use ***kennel*** to the previously-approved use of *Animal hospitals and veterinary clinics*.
- The *kennel* use was part of the Planned Industrial District uses at the time of Public Hearing during the rezoning in 2007. During the Public Hearing process, the Planning Commission requested that the list of permitted uses be refined. At that time, the Petitioner agreed to remove the *kennel* use.
- The Petitioner now has an interested party that would require the *kennel* use.
- The Comprehensive Land Use Plan designates the majority of the site as *Low Intensity Industrial*; a small portion along the south of the site falls into the *Spirit of St. Louis Airport* category.
- Staff has no open issues at this time.

DISCUSSION

City Attorney Rob Heggie asked if the *bait and tackle shop* use was part of the original ordinance. Mr. Wyse replied that it was part of the original ordinance but was removed by the Petitioner during the Public Hearing process. This use is not being requested at this time.

PETITIONER’S PRESENTATION:

Mr. Bill Remis, Doster, Ullom, LLC 16090 Swingley Ridge Road, Chesterfield, MO stated that he represents the Petitioner. He confirmed that during the Public Hearing process they were asked to remove some of the uses. The *kennel* use was one of the uses removed at that time. They are requesting that the *kennel* use now use be permitted as they have a user who is interested in relocating to the subject site.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Proctor read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the March 25, 2013 Planning Commission Meeting. The motion was seconded by Commissioner DeGroot and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Commons East, Lot 8 (Golf Galaxy):** Amended Architectural Elevations and Architect's Statement of Design for a mini-anchor storefront in a 10.66 acre tract of land zoned "PC" Planned Commercial District located on the south of Chesterfield Airport Road and east of Chesterfield Commons Drive.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Commons East, Lot 8 (Golf Galaxy). The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 7 to 0.

VIII. OLD BUSINESS

- A. P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC):** A request for an ordinance amendment to add "Kennel" as a permitted use within an existing "PI" Planned Industrial District. (17W230065, 17W510103, 17W510114, 17W510125, 17W420091, 17W510136, 17W510147, 17W140030, 17W230032, 17W230043, 17W230054, 17W420068, 17W420079, 17W420080, 17W140021, and 17W230076).

Senior Planner Justin Wyse stated that the Public Hearing on this petition was held earlier in the meeting at which time no issues were raised. The draft Attachment A has been prepared adding the *kennel* use to the list of Permitted Uses.

Commissioner Puyear made a motion to approve P.Z. 07-2013 Spirit Valley Business Park (Spirit Valley Development, LLC). The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Nolan,
Commissioner Proctor, Commissioner Puyear,
Commissioner Wuennenberg, Commissioner DeGroot,
Chair Watson

Nay: None

The motion **passed** by a vote of 7 to 0.

IX. NEW BUSINESS

Chair Watson acknowledged Commissioner DeGroot's recent election to the City Council then thanked him for his service to the Planning Commission over the past 2 ½ years.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

Stanley Proctor, Vice-Chair