

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 28, 2005**

The meeting was called to order at 7:10 p.m.

I. PRESENT

Mr. David G. Asmus
Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Dr. Lynn O'Connor
Mr. Thomas Sandifer
Chairman Victoria Sherman

ABSENT

Ms. Stephanie Macaluso
Ms. Lu Perantoni

City Attorney Doug Beach
Ms. Teresa Price, Director of Planning
Mr. Nick Hoover, Project Planner
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner O'Connor

III. PLEDGE OF ALLEGIANCE

Chairman Sherman acknowledged the attendance of Councilmember Mike Casey of Ward III.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Hirsch made a motion to approve the minutes of the March 14, 2005 Planning Commission Meeting. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

1. Mr. Doug Bruns, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO speaking **for the petitioner** for **Windsor Crossing Community Church** stated the following:
 - He is requesting approval of the Site Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the Phase II development.
 - The project is an approximately 17,000 sq. ft. expansion with 3,000 sq. ft. of outside storage area with associated parking, lighting and landscaping.
 - Regarding the lighting, petitioner requests that they be allowed to use the 30' pole height, which would match the existing pole height installed under Phase I.
2. Mr. Tom Hall, Architect, 35 Arrowhead, Chesterfield, MO speaking **for the petitioner** for **Windsor Crossing Community Church** stated the following:
 - The new building continues with the same architectural style, colors, feel and scale as the original building.
3. Mr. Art Kuiper, 2212 Pendleton Circle, O'Fallon, MO speaking **as the petitioner** for **Windsor Crossing Community Church** stated the following:
 - They are requesting that the light pole height be consistent with the existing pole height.
4. Ms. Mary McCarthy, 128 Long Road, Chesterfield, MO speaking **as the petitioner** for **Valley Farmers Market** stated she was available for any questions.
5. Mr. John P. Williams, Jr., Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO speaking **for the petitioner** for **Spirit Trade Center (Lot 6)** stated he was available for any questions.
6. Ms. Lauren Strutman, 16676 Chesterfield Airport Road, Chesterfield, MO speaking **as the petitioner** for **P.Z. 21-2004 & P.Z. 22-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road)** stated the following:
 - She is requesting a waiver of the review process by the Architectural Review Board. Both houses are in good condition and are in their original, vintage appearance. Neither home will have any changes to its existing original appearance.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Amini's Galleria (Chesterfield Commons Six, Outparcel Six):** An Amended Landscape Plan for a 4.64 acre parcel of land within a C-8 Commercial district, located on Chesterfield Airport Road, west of Boone's Crossing.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to hold the Amended Landscape Plan until the Developer provides additional information about the substitution of plant materials and until Staff receives comments from the City's arborist regarding the substituted trees that are not on the City's plant list. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 6 to 1. (Commissioner Broemmer voted "no".)

- B. **Chesterfield Oaks (Capitol Land):** A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for 7.4 acre parcel zoned "PC" Planned Commercial, located east of Clarkson Road, south of its intersection with Chesterfield Parkway East.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Site Development Plan with the stipulation that the Commission is not voting on the signs or sign placement shown on the Plan, as they will be considered in a Sign Package; to accept the Landscape Plan with the stipulation that the 13 trees, shown in the Plan along the east elevation of the bookstore, be split in a 50/50 mix of White Pine and Norway Spruce, and with the stipulation that hardwood shade trees from the City's approved tree list be substituted for the crab apple trees shown in the parking islands – the substitutions to be approved by the Planning Department; and to accept the Lighting Plan and Architectural Elevations. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 7 to 0.

- C. **Chesterfield Valley Square:** A request for approval of a Sign Package for an approximately 6 acre tract of land, zoned "PI" Planned Industrial, and located on the west of Public Works Drive at Chesterfield Airport Road.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to hold the Sign Package until more information is made available comparing the Sign Package, as presented, to Ordinance 1003.168. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 7 to 0.

- D. **Jim Lynch Hummer (Larry Enterprises)**: Amended Site Development Section Plan and Landscape Plan for an automobile dealership located in a "PC" Planned Commercial District within the Larry Enterprises development, west of Boone's Crossing on the north side of North Outer Forty Road.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Amended Site Development Section Plan and Landscape Plan. The motion was seconded by Commissioner Broemmer **and passed by a voice vote of 7 to 0.**

- E. **Joe's Crab Shack (McBride and Son Center, Lot 4A)**: Amended Landscape Plan for a restaurant building on Lot 4A of the McBride and Son Center development zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of McBride and Son Corporate Center Drive.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Amended Landscape Plan. The motion was seconded by Commissioner Banks **and passed by a voice vote of 7 to 0.**

- F. **Long Road Crossing - Commercial Bank**: Sign Permit for Commercial Bank located at Long Road Crossing Lot 1. A 2.35 acre parcel, zoned "PC" Planned Commercial, located north of Chesterfield Airport Road and west of the intersection with Long Road.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Sign Permit. The motion was seconded by Commissioner Banks **and passed by a voice vote of 7 to 0.**

- G. **Spirit Trade Center (Lot 6)**: Record Plat for approximately 5.9 acre parcel zoned M-3 located south of Chesterfield Airport Road and west of Long Road.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Banks **and passed by a voice vote of 7 to 0.**

- H. **Spirit Trade Center (Lot 6C):** Site Development Section Plan, Architectural Elevations, Lighting Plan, and Landscape Plan for a 2.4 acre parcel located south of Chesterfield Airport Road and west of Long Road.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to accept the Site Development Section Plan, Architectural Elevations, Lighting Plan, and Landscape Plan. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 7 to 0.**

- I. **Valley Farmers Market:** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and a sign package for a 0.45 acre parcel located east of Long Road, south of the intersection of Long Road and Chesterfield Airport Road, adjacent to the Pohlman Industrial Park.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Sign Package with the stipulation that the Landscape Plan and Lighting Plan match the Site Development Section Plan as presented; with the stipulation that the cooler will be inside; and with the stipulation that the pad shown on the Plan will be used as additional parking. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 6 to 1.** (Commissioner Asmus voted “no”.)

- J. **Windsor Crossing Community Church Phase II:** Site Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a maintenance shed and phase two of construction for a church, zoned “NU” Non-Urban and located at 114 Eatherton Road just north of the Chicago, Rock Island and Pacific Railroad tracks.

Commissioner Hirsch, representing the Site Plan Committee, made a motion to approve the Site Plan, Landscape Plan, Lighting Plan, and Architectural Elevations. The motion was seconded by Commissioner Sandifer.

Commissioner Banks asked for clarification on the request from the petitioner regarding the light pole height of 30’. Mr. Doug Bruns, Stock & Associates, stated that the new Lighting Ordinance, passed July, 2004, limits the height to 20’. He noted that the Lighting Ordinance was passed after the approval of the 30’ light poles in Phase I. The petitioner is requesting the 30’ light poles for continuity.

Commissioner Broemmer asked if the square box down-lights, directing the light downward, are being used. Mr. Bruns replied in the affirmative.

Commissioner Banks noted that the location of the proposed lighting would not infringe upon anything.

The motion to approve passed by a voice vote of 7 to 0.

VIII. OLD BUSINESS

- A. P.Z. 21-2004 & P.Z. 22-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road):** A request for a change in zoning from an “NU” Non-Urban District to a “PC” Planned Commercial District and a request for a Landmark and Preservation Area (LPA) Procedure for a .22 acre tract of land located south of Chesterfield Airport Road and west of Santa Maria Drive at 16626 Chesterfield Airport Road. (Locator Number: 17T310412). The requested amendment is to allow the following permitted uses:

- (z) Offices or office buildings
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

AND

- B. P.Z. 23-2004 & P.Z. 24-2004 Busch-Strutman L.L.C. (16630 Chesterfield Airport Road):** A request for a change in zoning from an “NU” Non-Urban District to a “PC” Planned Commercial District and a request for a Landmark and Preservation Area (LPA) Procedure for a .22 acre tract of land located south of Chesterfield Airport Road and west of Santa Maria Drive at 16630 Chesterfield Airport Road. (Locator Number: 17T310401). The requested amendment is to allow the following permitted uses:

- (z) Offices or office buildings
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

Project Planner Aimee Nassif stated the following:

- The two petitions are requests for rezoning from Non-Urban to Planned Commercial with Landmark and Preservation Procedure Areas.
- The petitioner is also requesting parking reduction for both sites.

- The Public Hearing was held January 10, 2005.

Commissioner Banks expressed concern about the request for parking reduction with respect to a possible change in use in the future, which may require additional parking. He asked if it was possible to approve “phantom parking”, which would set aside extra spaces that would not be developed until required. Chairman Sherman stated that such a requirement would have to be written into the Attachment A.

Commissioner Hirsch noted that any “phantom parking” would have to be in front of the buildings because the backs of the buildings are totally restricted by the hill.

Commissioner Broemmer felt that if there is an opportunity to reduce parking, the Commission should do so.

Commissioner Broemmer asked if sidewalks are being provided. Ms. Nassif replied that sidewalks are being provided conforming to St. Louis County ADA standards, as noted in Attachment A. Chairman Sherman stated that if the sidewalks are not built immediately, funds will be put into escrow for the sidewalks to be built at the appropriate time.

City Attorney Doug Beach stated that as a point of order, the vote on the parking reduction request would require a 2/3 vote.

Commissioner Broemmer made a motion to reduce the parking, as requested by the petitioner, on both parcels at 16626 and 16630 Chesterfield Airport Road. The motion was seconded by Commissioner Asmus and **passed by a voice vote of 7 to 0.**

Commissioner Banks made a motion to approve the rezoning request for **P.Z. 21-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road)** from Non-Urban to Planned Commercial with the Attachment A as presented. The motion was seconded by Commissioner O'Connor.

Upon roll call, the vote was as follows:

**Aye: Commissioner O'Connor, Commissioner Sandifer,
Commissioner Asmus, Commissioner Banks,
Commissioner Broemmer, Commissioner Hirsch,
Chairman Sherman**

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Broemmer made a motion to approve the Landmark and Preservation Area Procedure for **P.Z. 22-2004 Busch-Strutman L.L.C. (16626 Chesterfield Airport Road)**. The motion was seconded by Commissioner Sandifer.

Upon roll call, the vote was as follows:

**Aye: Commissioner Sandifer, Commissioner Asmus,
Commissioner Banks, Commissioner Broemmer,
Commissioner Hirsch, Commissioner O'Connor
Chairman Sherman**

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Hirsch made a motion to approve the rezoning request for **P.Z. 23-2004 Busch-Strutman L.L.C. (16630 Chesterfield Airport Road)** from Non-Urban to Planned Commercial with the Attachment A as presented. The motion was seconded by Commissioner Broemmer.

Upon roll call, the vote was as follows:

**Aye: Commissioner Asmus, Commissioner Banks,
Commissioner Broemmer, Commissioner Hirsch,
Commissioner O'Connor, Commissioner Sandifer,
Chairman Sherman**

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Broemmer made a motion to approve the Landmark and Preservation Area Procedure for **P.Z. 24-2004 Busch-Strutman L.L.C. (16630 Chesterfield Airport Road)**. The motion was seconded by Commissioner O'Connor.

Upon roll call, the vote was as follows:

**Aye: Commissioner Banks, Commissioner Broemmer,
Commissioner Hirsch, Commissioner O'Connor,
Commissioner Sandifer, Commissioner Asmus,
Chairman Sherman**

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Broemmer made a motion that the Site Plan for **Busch-Strutman L.L.C.** establishing this LPA is not directed to go to the Architectural Review Board. The motion was seconded by Commissioner O'Connor and **passed** by a voice vote of 7 to 0.

IX. NEW BUSINESS

Director of Planning, Teresa Price, requested clarification on the issue of crab apple trees being used in parking lot islands. She noted that the crab apple tree is a permitted tree for parking lot islands, according to the approved Tree List. She asked what types of trees the Commission would like to substitute for the crab apple tree.

Commissioner Broemmer thought that the original intent had been for canopy-type trees on the parking lot islands to provide shade.

After discussion, Commissioner Banks made a motion to refer this issue to the Landscape Committee for review. The motion was seconded by Chairman Sherman and **passed** by a voice vote of 7 to 0.

X. COMMITTEE REPORTS:

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

XI. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Lynn O'Connor, Secretary