

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 23, 2009**

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

I. ROLL CALL

PRESENT

ABSENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Amy Nolan
Ms. Lu Perantoni
Mr. Stanley Proctor
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

Mr. Robert Puyear

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Mara Perry, Senior Planner
Ms. Kimberly McMahan, Civil Engineer
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Proctor made a motion to approve the minutes of the March 5, 2009 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and passed by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

Mr. Mitchell Enloe, Circle K, 1420 West Hampton View Lane, Chesterfield MO - Petitioner for Equilon Shell (15530 Olive Boulevard) and New Spirit Energy Convenience Store (14804 Clayton Road) was available for questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Chesterfield Commons Six, Lot 7A & 7B:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 2.807 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Chesterfield Commons Six, Lot 7A & 7B. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 8 to 0.

- B. Equilon Shell (15530 Olive Boulevard):** Amended Architectural Elevations for a 0.78 acre tract of land zoned "C8" Planned Commercial District and located at 15530 Olive Boulevard, at the intersection with Chesterfield Parkway.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Equilon Shell (15530 Olive Boulevard) with the condition that the background lighting on the fascia is to be constant so that when it is illuminated the light will not be flashing. The motion was seconded by Commissioner Banks and **passed** by a voice vote of 6 to 2 with Commissioners Geckeler and Perantoni voting "no".

- C. **Four Seasons Plaza (Dierberg's Sign):** Free-standing sign for an eight (8) acre tract of land zoned "C-2" Shopping District at the southwest corner of Woodsmill Road and Olive Boulevard.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the free-standing sign for **Four Seasons Plaza (Dierberg's Sign)**. It was clarified that the motion includes the approval of the sign height of 14 feet. The motion was seconded by **Commissioner Banks** and **passed** by a voice vote of 7 to 1 with **Commissioner Watson** voting "no".

- D. **New Spirit Energy Convenience Store (14804 Clayton Road):** Second Amended Architectural Elevations for a 0.92 acre tract of land zoned "PC" Planned Commercial District and located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Second Amended Architectural Elevations for **New Spirit Energy Convenience Store (14804 Clayton Road)** with the condition that the background lighting on the fascia is to be constant when illuminated meaning it will not be flashing.. The motion was seconded by **Commissioner Proctor** and **passed** by a voice vote of 6 to 2 with **Commissioners Geckeler** and **Perantonj** voting "no".

- E. **St. Luke's Hospital:** A Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for **St. Luke's Hospital**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 8 to 0.

- F. **St. Luke's Hospital, Northwest**: An Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Landscape Plan for **St. Luke's Hospital, Northwest**. The motion was seconded by **Commissioner Perantoni** and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

- A. **Ordinance Review Committee** – The Ordinance Review Committee has reviewed the PC/PI Neighborhood Business Ordinance. The Ordinance is tentatively scheduled to be brought before the Commission on April 13th, but may not be ready until the April 27th meeting.
- B. **Comprehensive Land Use Plan Committee** – Ms. Aimee Nassif, Planning & Development Services Director, announced that the Committee is scheduled to meet on Friday, April 3rd at 3:00 p.m. A representative of MoDOT will be present to discuss the 141 expansion project.

XI. ADJOURNMENT

The meeting adjourned at 7:08 p.m.

Michael Watson, Secretary