

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 14, 2011**

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

I. ROLL CALL

PRESENT

Mr. David Banks
Mr. Bruce DeGroot
Ms. Wendy Geckeler
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Michael Watson
Mr. Steven Wuennenberg
Chairman G. Elliot Grissom

ABSENT

Mr. Robert Puyear

Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Aimee Nassif, Planning and Development Services Director
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER - All

Chair Grissom then acknowledged the attendance of Councilmember Matt Segal, Council Liaison and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion to approve the minutes of the February 14, 2011 Planning Commission Meeting. The motion was seconded by Commissioner Proctor and passed by a voice vote of 7 to 0 with 1 abstention from Commissioner Watson.

VI. PUBLIC COMMENT

Spirit of St. Louis Airpark (Spirit Hangars)

Petitioners:

1. Mr. Chris Janson, Owner, Sycamore Company/Spirit Hangars, 18366 Wings of Hope Blvd., Chesterfield, MO stated the following:
 - It is acknowledged that the building was not built per its approval. They have worked with the Director of Planning and Development Services and the Architectural Review Board, and Speaker feels they have complied with ARB's recommendations.
 - There is quite a difference between the subject building and everything else constructed at the Airpark as most of the buildings are metal panels. The subject site is "an airport – not a retail center". They feel the subject building is the "nicest facility on the Airpark with the Class A glass façade".
 - The building was changed because of the specifications of the metal span panels. Speaker stated he takes responsibility for the changes not being brought back to the City for approval.
 - They feel they now have a Class A building which has been reviewed by the Architectural Review Board on two separate occasions with comments, with which they feel they have complied.
 - Speaker asked the Commission to take this into consideration.
2. Mr. Steve Bassett, 18366 Wings of Hope Blvd., Chesterfield, MO stated the following:
 - He represents the Owner in a consulting capacity and has been involved with the project for approximately one year. He has been the primary point person working with the Planning & Development Services Director in an effort to resolve the issues under discussion.
 - The building was approved in 2006 and construction started in 2006-2007. When the economy suffered, construction stopped on the building for about 18 months.
 - Construction was re-started about one year ago. The shell has been completed and it is anticipated that the offices will be complete in about one week.
 - The Architectural Review Board has made recommendations, which the Owner has accepted.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Chesterfield Commons Seven**: A Record Plat for a 6.727 acre lot of land zoned "PC" Planned Commercial District located on the northwest corner of the intersection of Chesterfield Airport Road and Arnage Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Record Plat for **Chesterfield Commons Seven**. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 8 to 0.

- B. **Spirit of St. Louis Airpark (Spirit Hangars)**: Amended Architectural Elevations and Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

Chair Grissom noted that due to time constraints, the Site Plan Committee was unable to finish its discussion on Spirit of St. Louis Airpark (Spirit Hangars). At this point, he turned the meeting over to Commissioner Proctor to re-open the Site Plan Committee meeting.

Commissioner Proctor opened up the Site Plan Committee meeting to the entire Commission and asked for any comments or questions.

Noting that Commissioner Watson had been in attendance at the Architectural Review Board (ARB) meetings, **Commissioner Banks** asked if what was stated by the representatives for the Petitioner is "substantially correct". **Commissioner Watson** stated that ARB can only make recommendations as to what the Owner can do – they cannot guide them towards what should be done. It is up to the Owner to make those changes and then implement them. He stated that ARB has not seen the second set of revisions.

Ms. Aimee Nassif, Planning and Development Services Director, stated that the Petitioner went before the ARB in January, 2011 and submitted elevations which reflected the building as currently constructed. At that time, ARB made recommendations that would bring the building closer to the Architectural Review Standards by creating a human scale and transition. The Petitioner addressed this by providing a sunshade, a canopy and landscaping.

At its February meeting, ARB further suggested making the stripe on the building, the canopy, and the sunshade larger to be more in scale with the size of the building; and then forwarded it on to the Planning Commission for review.

Commissioner Proctor asked if the changes made by the Petitioner since the February ARB Meeting essentially meet the recommendations from ARB. Ms. Nassif indicated that the Petitioner has addressed the specific items recommended by ARB. She added that ARB's motion included the following recommendations:

- ***Consider increasing the size of the sunscreen to four (4) feet.***
The Petitioner has made this increase.
- ***Consider changing the depth of the canopy to at least six (6) feet.***
The Petitioner has made this increase.
- ***Consider using landscaping to enhance and soften the front of the building by replacing the individual planters with a larger planting area to include a variety of colors and species.***
The Petitioner has provided this.
- ***Consider widening the black two-inch band that is around the metal side of the building.***
The Petitioner has widened the band to twelve (12) inches.

Commissioner Banks felt that if the Commission sent this back to ARB for review, ARB would concur that its recommendations were met; but the building would still not look like what was originally approved in 2006. He did not feel there would be any purpose in sending it back to ARB at this time.

Chair Grissom asked for the status on the other building that is to be built on this site and whether elevations had been submitted for it. Ms. Nassif replied that there were two buildings approved for this site, along with an airplane hangar. Only one building has been constructed; no work has started on the second building. All the buildings were approved in 2006 from the Site Plan. The elevations submitted in 2006 were for both office buildings. The 2006 elevations are still applicable to the second building. The requested changes before the Commission this evening pertain only to the building that has already been constructed.

Chair Grissom asked Mr. Janson about the timing of construction for the second building. Mr. Janson replied that as the economy returns, the second building will be constructed. Currently there is little activity at the Airport. The earliest construction would commence on the second building is 12-18 months. Prior to construction, a new set of drawings that match the proposed changes to Building 1 would be submitted to the City for review.

Commissioner Geckeler then read the following from a letter dated February 9, 2011 addressed to the ARB from the Planning and Development Services Director:

City of Chesterfield procedure dictates that projects are not placed on any agenda for review, whether it be ARB, Planning Commission or City Council unless all information required and requested by Staff per the City Code is provided. Despite our efforts, this information was not provided. Upon receiving the amended elevations, Staff contacted the Applicant's representative regarding the missing information. Staff was told that the Applicant was aware of the requirements and the direction from the Planning and Development Services Director and chose not to provide the information in the form prescribed.

Commissioner Geckeler felt the above statement “indicates an intent not to follow the code of Chesterfield”. She stated that she cannot approve this request until she has assurance from ARB that they have seen and approved the subject plans.

Commissioner Proctor asked Ms. Nassif if Staff is still waiting for any additional information from the Petitioner. Ms. Nassif stated that Staff is not waiting for anything else.

Chair Grissom stated that he is “very disappointed in what this has turned out to be because it is nowhere near what was approved – but at the same time, it is what it is”.

Chair Grissom then made a motion to approve the building as-built with the modifications to the Architectural Elevations as outlined in Exhibit D – letter dated March 14, 2011 to the Planning Commission from Chris Janson, Owner, Sycamore Company/Spirit Hangars for Spirit of St. Louis Airpark (Spirit Hangars). The motion was seconded by Commissioner Nolan.

City Attorney Heggie suggested that the Site Plan Committee meeting be adjourned and that the above motion be considered by the Commission as a whole.

Commissioner Proctor then adjourned the Site Plan Committee meeting.

Chair Grissom noted that there was a motion on the floor to be considered by the Commission as a whole and opened it up for discussion.

Ms. Nassif recommended that the motion be amended to clarify that the landscaping enhancements specified in Exhibit D be included as part of the motion.

Chair Grissom then amended his motion to include the landscaping enhancements specified in Exhibit D. The amendment was accepted by Commissioner Nolan.

City Attorney Heggie pointed out to Mr. Janson that whatever action taken by the Planning Commission this evening applies only to the building already constructed. If the Petitioner desires to amend the Architectural Elevations for the second building, amendments must be submitted to the City prior to construction.

Upon roll call, the vote was as follows:

**Aye: Commissioner DeGroot, Commissioner Nolan,
Commissioner Proctor, Commissioner Wuennenberg
Chairman Grissom**

**Nay: Commissioner Banks, Commissioner Geckeler,
Commissioner Watson**

The motion passed by a vote of 5 to 3.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Michael Watson, Secretary