PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 12, 2001

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

I. PRESENT

Mr. David Banks
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. John Nations, Council Liaison
Ms. Barbara Weigel, Senior Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Mike Kodner

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Dan Hurt (Ward III) and Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Right read the first portion of the “Opening Comments.”

A. P.Z. 10-2001 The Seasons at Schoettler Addition; a request for a change in zoning from a "NU" Non Urban District to an "R-2" Residential District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

AND

B. P.Z. 11-2001 The Seasons at Schoettler Addition; a request for a change in zoning from an "R-2" Residential District to a "PEU" Planned Environmental District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)
Proposed Uses:
Single Family Residences

Project Planner Mike Hurlbert gave a slide presentation of the subject site and surrounding area.

1. Gregory R. Smith, 231 South Bemiston, Suite 800, Clayton, MO 63105, representing petitioner for P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Subject site is in the midst of the Seasons at Schoettler Subdivision;
· Developer is Miceli Homes. Miceli Homes was not the developer for Seasons at Schoettler;
· Proposed development is meant to be an addition to the current subdivision;
· Proposed development will have comparable lots sizes, setbacks and side yards so as to be a 'seamless' addition to the existing Seasons at Schoettler Subdivision;
· Developer plans to continue the existing 30-foot buffer along Schoettler Road;
· Summer Blossom and Spring Breeze streets are stubbed to the site and would be continued;
· Detention is in the southeast portion of the site, would capture all of the water from the site and would be piped to an inlet location on Schoettler Road;
· Developer hopes to submit this addition to the existing Indentures to make both developments as one;
· Developer will meet with the trustees of Seasons at Schoettler relating to architectural review of proposed development for pre-approval of the elevations;
· Homes will range from approximately 3,500 to 4,200 square feet;
· Homes will start at approximately $600,000;
· The developer has met many times with the trustees at Seasons of Schoettler.

2. Mr. Jeff Faulkner, 5055 New Baumgartner Road, St. Louis, MO 63129, engineer for P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that he was present to answer questions;

· Speaker stated that storm water run-off will be collected in a new detention basin on the southern portion of site for this proposed development. The detention basin will range from 5 to 7 feet deep, will be grass covered and landscaped.

3. Mr. Fred Bruning, 14897 Clayton Road, Chesterfield, MO 63017, petitioner for P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that he was present to answer questions;
· Speaker stated that he has met with the trustees and has tried to incorporate their concerns into the plans.

SPEAKERS IN FAVOR –

4. Mr. Mel Robinson, 14617 Summer Blossom Lane, Chesterfield, MO 63017, trustee for Seasons at Schoettler, speaking in favor of P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that residents at Seasons at Schoettler sent a letter stating their concerns to Mr. Bruning on December 27, 2000. Speaker will provide a copy of this letter to Staff;
· Speaker stated that residents only want one (1) entrance to the subdivision;
· Speaker stated that residents want off-street construction parking kept separate from Seasons at Schoettler;
· Speaker stated that residents want the addition to the subdivision to be 'seamless.'

SPEAKERS – NEUTRAL –

4. Mr. Bill Hemberger, 14673 Summer Blossom Lane, Chesterfield, MO 63017, trustee for Seasons at Schoettler Subdivision and speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that he welcomes the proposed development;
· Speaker stated that resident concerns include: construction traffic and children, water drainage, making sure utilities and services are not interrupted, that general architectural requirements are met; absolute protection for public improvements, existing grading and landscape to appear seamless;
· Speaker asked that that landscaping meet the Missouri Botanical and Extension Services requirements for types of trees that survive in Missouri;
· Speaker asked that there be dirt and soil management;
· Speaker expressed concern with the subdivision being completed due to acts of God or financial problems on behalf of the developer;

· Speaker's issues report to become part of issues package.

6. Ms. Monica Meara, 1918 Spring Breeze Lane, Chesterfield, MO 63017, resident of Seasons at Schoettler Subdivision and speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that she wants assurance that a fence in her backyard will not be taken down;

· Speaker stated that her driveway is on the easement and within one foot of the property line. Speaker stated that her concern is to be able to get to a tie wall for any future repairs to the
driveway or fence which are held up by the tie wall;
· Speaker stated that driveway of a home in the proposed development would be right next to her driveway. Speaker wants a comparable buffer (approximately eight feet) of what is now present.

7. Mr. Art Labovitz, 1919 Spring Breeze, Chesterfield, MO 63017, resident of Seasons at Schoettler, speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker expressed concern with the possible removal of fences now erected and asked that the petitioner discuss this with the affected homeowners.

8. Mr. Michael Fradin, 14681 Summer Blossom Lane, Chesterfield, MO 63017, speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Declined to speak.

REBUTTAL –

Mr. Smith stated that the petitioner would have on-going dialogue with the residents to discuss their concerns.

Mr. Hurlbert stated that the following issues would be addressed:

· Location of detention area in regards to existing homes;
· Drainage;
· Parking and placement of construction vehicles, traffic;
· Three (3) trustee letters to be added to issues packet;
· Fencing;
· Location of driveways, especially on lot 6;

· Construction area due to the proposed development being internal – where construction vehicles will be accessed, keeping area safe and clean for the existing area;
· Seamless development and how it affects grading and property lines;
· Fire access;
· Staff to review existing Indentures;
· Detention area along Schoettler Road – not too wet;
· Standing water at the rear of some of the homes.

Commissioner Right read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the February 26, 2001 Meeting Minutes, as amended. The motion was seconded by Commissioner Right and passes by a voice vote of 8 to 0.

VI. PUBLIC COMMENT

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO, speaking in favor of
P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that he is requesting that Staff work with the petitioner to have an Attachment A which would allow the rezoning to go forward.

2. Mr. George Stock, 425 N. New Ballas Road, St. Louis, MO 63141, engineer and speaking in favor of P.Z. 27-2000 Lou Fusz;

· Speaker stated that a revised plan reflects a change to the location of the driveway from Caprice Drive. The governing ordinance has a condition that no driveway shall be closer then 150 feet to Chesterfield Airport Road;
· Speaker stated that with moving the driveway back some of the storage for vehicles has been displaced so some new cars will be moved to the front. The 30-foot green space remains but there are two (2) additional rows of parking;
· Speaker stated that there are now 541 parking spaces instead of 573.

3. Mr. Brad Johnson, 11477 Olde Cabin Road, Ste. 100, Creve Coeur, MO, architect and speaking in favor of P.Z. 27-2000 Lou Fusz;

· Speaker presented revised elevations.

4. Mr. Robert Luster, 14885 Olive Boulevard, Chesterfield, MO 63017, speaking in favor of P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker presented pictures to the Planning Commission depicting the Howard Bend Tract;
· Speaker stated that he is opposed to the proposed one-car garages;
· Speaker stated that he is in favor of the proposed development as long as water run-off is kept off his property.

5. Ms. Ruth Halpern, 325 Conway Hill Road, Chesterfield, Mo 63017, speaking in opposition to St. Luke's Hospital Outpatient Center and Parking Garage;

· Speaker stated that the neighboring residents have not been involved in the planning of St. Luke's Hospital;
· Speaker stated that the residents had been told that the garage would be brick.

City Attorney Beach stated that specific terms had been worked out with the City Council after being approved by the Planning Commission.

6. Mr. Thomas DeCarlo, 13398 Pointe Conway, Chesterfield, MO 63017, speaking in opposition to St. Luke's Hospital Outpatient Center and Parking Garage;

· Speaker asked the Planning Commission to uphold anything that St. Luke's Hospital has agreed to in writing.

7. Ms. Wendy Wells, 16420 Rogue River Drive, Chesterfield, MO 63017, petitioner for St. Luke's Hospital Outpatient Center and Parking Garage;

· Speaker stated that St. Luke's Hospital had met with neighboring residents;
· Speaker stated that it was her understanding that the hospital buildings were to match each other and the parking garages were to match each other.

Councilmember Nations stated that two (2) proposals were presented to the Planning and Zoning Committee. One had the garage arranged in an east/west alignment and the garage was arranged north/south on the other plan. At the Planning and Zoning Committee meeting, with the attorney for the residents present, the residents preferred the east/west alignment that pushed the garage closer to the residents. Councilmember Nations informed the residents that the east/west plan actually pushed the garage closer to the homes and reduced the setback. Later the residents stated that they preferred the

north/south plan because of the garage being farther away from the homes. Councilmember Nations stated that he did not remember what the facade of the garage was to be.

8. Mr. Paul Sabal, ACI/Boland, Inc., 11476 Minot Drive, Bridgeton, MO, architect for St. Luke's Hospital Outpatient Center and Parking Garage;

· Speaker agreed with Councilmember Nations that St. Luke's Hospital had presented two (2) different proposals: East/west orientation with a 200-foot setback and the north/south orientation with a 400-foot setback;
· Speaker stated that the current plan being presented does meet all of the conditions of the Conditional Use Permit (CUP), 400 feet from the property line on the west side of property, completely bermed on the west, does have a 4-foot wall on top of the garage, expansion of the hospital does match all of the materials of the existing hospital and the proposed garage does match the construction, floor-to-floor heights and surface finishes of the existing garages;

· Speaker stated that the west side of the proposed garage is heavily bermed and landscaped and quite well screened from the residents to the east;
· Speaker stated that St. Luke's Hospital has fulfilled the requirements of the CUP by adding the security fence that runs along the east property line;
· Speaker stated that he concurs that the hospitals and garages would be alike in appearance.

9. Mr. Bill Boland, ACI/Boland, Inc., 11476 Minot Drive, Bridgeton, MO, architect for St. Luke's Hospital Outpatient Center and Parking Garage;

· Speaker stated that he would speak at the next meeting after discussion with the neighboring residents.

10. Mr. Todd Brady, Heideman & Associates, engineer for St. Luke's Hospital Outpatient Center and Parking Garage;

· Stated that he is present to answer questions.

Commissioner Banks made a motion to suspend the rules and go to agenda item VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS, C. St. Luke's Hospital Outpatient Center and Parking Garage. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

Commissioner Banks made a motion to hold St. Luke's Hospital Outpatient Center and Parking Garage until the next meeting (March 26, 2001) and have Staff review all

information to resolve the questions. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

Senior Planner Barbara Weigel asked that all copies of correspondence be forwarded to Staff for their review. Copies will also be given to the petitioner.

11. Mr. Rick Clawson, ACI/Boland, Inc., 11476 Minot Drive, Bridgeton, MO, speaking in favor of P.Z. 02-2001 Insituform Technologies;

· Stated that he was present to answer questions.

12. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, speaking neutral to P.Z. 43-2000 Burgundy Arrow;

· Speaker stated that he questions whether the Planning Commission should approve this petition with all of the permitted uses that are listed.

13. Mr. John Kittle, 14565 Burnley Court, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

· Speaker stated that he strongly opposes the change in zoning for this area;
· Speaker stated that the proposed development is too dense, the buffer is inadequate, there would be a decrease in property values, safety concerns with the added traffic; and the additional noise from the proposed development would be a disturbance in the neighborhood.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

Site Plan Committee Chairman Macaluso asked that the Commission suspend the rules to finish discussion and make a recommendation for E. Spirit Trade Center Lot 13.

E. Spirit Trade Center Lot 13: Site Development Section Plan, Architectural Elevation, and Landscape Plan for a 2-story 30,000 sq. foot office building on a 1.99 acre tract at the Spirit Trade Center Plat Two.

Commissioner Wardlaw stated that he would like to see the specific coating/primer and application process that will be applied to the pre-cast concrete so that it can be researched.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevation and Landscape Plan for Spirit Trade Center Lot 13, subject to Item 1 of the ARB recommendation and providing information to Staff and Commissioner Wardlaw for satisfying that requirement. Items 2 and 3 of the ARB recommendations are part of the approval, with no motion on Item 4 of the ARB recommendation. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

A. Spirit of St. Louis Airport - Thunder Aviation (Alexo R.E.): A Site Plan and Landscape Plan for a building addition and renovation in the "M-3" Planned Industrial District located at the western end of Edison Avenue, at the Spirit of St. Louis Airport.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Plan and Landscape Plan for Spirit of St. Louis Airport – Thunder Aviation (Alexo R.E.). The motion was seconded by Commissioner Sherman and passes by a voice vote of 8 to 0.

B. Windgate: a Record Plat for a 15.894 acre tract of land zoned "E-2" One-Acre Residence District, located on the east side of Kehrs Mill Road, north and south of Jeffrey's Crossing Lane. (Ordinance Number 1630)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Windgate The motion was seconded by Commissioner Sherman and passes by a voice vote of 8 to 0.

C. St. Lukes Hospital Outpatient Center and Parking Garage: Site Development Plan, Architectural Elevations, and Landscape Plan for a Women's Outpatient Cancer Center and 3-level Parking Garage.

Commissioner Banks made a motion to hold St. Luke’s Hospital Outpatient Center and Parking Garage until the next meeting (March 26, 2001) and have Staff review all information to resolve the questions. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

Senior Planner Barbara Weigel asked that all copies of correspondence be forwarded to Staff for their review. Copies will also be given to the petitioner.

D. King of Kings Lutheran Church, 13765 Olive Boulevard; Request to increase a monument sign's size beyond fifty (50) square feet.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends a motion to deny the request to increase a monument sign beyond its fifty (50) square foot size for King of Kings Lutheran Church, 13765 Olive Boulevard. The Commission would welcome the petitioner to return with a redesign. The motion to deny was seconded by Commissioner Layton and passes by a voice vote of 7 to 1. (Chairman Broemmer voted nay.)

VIII. OLD BUSINESS

A. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. See public hearing notice for proposed uses.

Permitted Uses

A. The uses allowed in this "PC" Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;

2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;

1. Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections;

4. Barber shops and beauty parlors;

5. Bookstores;

6. Cafeterias for employees and guests only;

7. Child care centers, nursery schools, and day nurseries;

8. Dry cleaning drop-off and pick-up stations;

9. Film drop-off and pick-up stations;

10. Financial institutions;

11. Hospitals;

12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or

(ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;

14. Offices or office buildings;
15. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19. Restaurants, sit down;
20. Permitted signs (See Section 1003.168 'Sign Regulations');
21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;
21. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;

Restrictions

1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Commissioner Sherman made a motion that the Planning Commission requests the petitioner for P.Z. 43-1999 SSM Women's Health Care Central Region work with Staff on a revised Attachment A and return to the Commission for a vote on May 30, 2001. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 8 to 0.

B. P.Z. 27-2000 Lou Fusz: A request for a change in zoning from a "C-8" Planned Commercial District, "NU" Non-Urban District, and "M-3" Planned Industrial District to a "PC" Planned Commercial District for a 6.497 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Project Planner Mike Hurlbert gave an overview of this petition.

The Commission would like the additional issues reviewed:

· Have Staff define what the external paging system sounds like – include decibel rating;
· Number of cars and parking spaces in front of Chesterfield Airport Road;
· With changing the use of the repair center, is the berm enough for blocking the cars for repair from the view of Highway 40.

Chairman Broemmer stated that P.Z. 27-2000 Lou Fusz would be held until all issues and agency comments have been reviewed and addressed.

C. P.Z. 43-2000 Burgundy Arrow; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 7 acres of land located at the southwest corner of Public Works Drive and Chesterfield Airport Road.
Permitted uses:
(b) Animal hospitals, veterinary clinics, and kennels.
(d) Apartment dwelling units in buildings primarily designated for occupancy by one or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
(e) Arenas and stadiums.
(f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
(g) Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice);
(ii) Beverages;
(iii) Confections.
(h) Broadcasting studios for radio and television.
(i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
(j) Business, professional, and technical training schools.
(k) Business service establishments.
(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.
(n) Churches shall be allowed on tracts of land of at least one acre in area.
(p) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
(q) Financial institutions.
(s) Extraction of raw materials from the earth and processing thereof.
(u) Filling stations, including emergency towing and repair services.
(v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
(w) Harbors, marinas, and docks for water-borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.
(y) Hotels and motels.

(aa) Junk yards and salvage yards. A ten-foot high sight-proof fence shall be provided along all limits of the property.
(bb) Laundries and dry cleaning plants, which include dry cleaning drop-off and pick-up stations.
(cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
(ii) Placed underground; or
(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
(dd) Mail order sale warehouses.
(ee) Manufacturing, fabrication and processing of flammable gases, liquids, and explosives.
(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
(i) Facilities producing or processing explosives or flammable gases or liquids;
(ii) Facilities for animal slaughtering, meat packing, or rendering;
(iii) Sulphur plants, rubber reclamation plants, or cement plants, and
(iv) Steel mills, foundries, or smelters.
(gg) Medical and dental offices.
(hh) Mortuaries.
(ii) Offices or office buildings.
(jj) Outdoor advertising sign (additional to provisions of Section 1003.168.).
(kk) Outpatient substance abuse treatment facilities.

(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
(nn) Police, fire, and postal stations.
(oo) Printing and duplicating services.
(pp) Public utility facilities.
(qq) Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.

(rr) Radio, television, and communication studios, transmitting or relay towers, antennae, or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
(tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
vv) Restaurants, fast food.
(ww) Restaurants, sit down.
(xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
(yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
(zz) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization.
(bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
(ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(ddd) Sewage treatment facilities, as approved by the appropriate regulatory agency.

(eee) Permitted signs (See Section 1003.168 'Sign Regulations').
(fff) Steel mills, foundries, and smelters.
(ggg) Storage and repair garages for public mass transit vehicles.
(hhh) Storage yards for lumber, coal, and construction materials.
(iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
(kkk) Terminals for buses and other public mass transit vehicles.
(lll) Terminals for trucks, buses, railroads, and watercraft.
(mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten-foot high sight-proof fence shall be provided along all limits of the property.
(nnn) Union halls and hiring halls.
(ooo) Vehicle repair facilities.
(ppp) Vehicle service centers.
(qqq) Vehicle washing facilities.

(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.
(sss) Welding, sheet metal, and blacksmith shops.
(ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
Project Planner Matt Brandmeyer gave an overview of this petition. Mr. Brandmeyer explained the uses have been reduced considerably. The agenda uses the same title that was advertised for the public hearing.
Mr. Brandmeyer stated that a new comment had been received from Spirit of St. Louis Airport and the petitioner has agreed to delete towers over 200 feet from the permitted use list. 'Towers under 200 feet' is remaining in Attachment A.
Mr. Brandmeyer stated that the light standards will be consistent with adjacent commercial uses using the flat lens and 8 foot candles. Mr. Brandmeyer also stated that truck deliveries would be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
Commissioner Wardlaw made a motion to deny P.Z. 43-2000 Burgundy Arrow. The motion to deny was seconded by Commissioner Macaluso.
Commissioner Macaluso stated that she seconded the motion because the Commission needs to see plans that conform with the zoning and not the zoning conforming with the plan.

Commissioner Wardlaw stated that the Commission is seeing projects, especially in the Valley, that are aimed at landbanking. Commissioner Wardlaw stated that there is a long list of permitted uses that gives the developer carte blanche by returning with anything he wants after getting his zoning. Commissioner Wardlaw stated that he believes that the Commission has to take a direction where they are site-specific, building-specific and project-specific.
Commissioner Banks stated that he would be voting against the motion to deny since this project looks like many of the others that have already been approved in the Valley. Commissioner Banks stated that he would rather vote on a motion that limits the uses.
Commissioner Right stated that it is not resolved by denying the petitioner since they are requesting permitted uses. Commissioner Right stated that perhaps the ordinance needs to be changed but does not want to penalize the petitioner.
City Attorney Beach stated that the Commission needs to change the underlining ordinances which are the ordinances that specifically call for the laundry use. This ordinance was created years ago during the moratorium which was perceived as a better choice than the C-8. Many ordinances will need to be changed to go in the direction the Commission is referring to.

Commissioner Wardlaw withdrew his motion to deny. Commissioner Macaluso agreed.

Commissioner Wardlaw made a motion to return this to the petitioner with the direction that the uses be re-examined and brought back into agreement with the concept plan as presented. With any use requested, the petitioner should be able justify how it fits in with the concept plan. The motion was seconded by Commissioner Macaluso.

Mr. Brandmeyer stated that he requested that the petitioner keep permited use 'qq' due to cell tower companies looking for sites for cell towers.
Commissioner Layton stated that he questions the height needing to be up to 200 feet.
The Commission would like the following permitted uses omitted from this petition: 'u,' 'aa,' 'hh,' 'qq (modified),' 'tt,' 'vv,' 'ww,' 'yy,' 'bbb,' 'hhh,' 'lll,' 'nnn,' 'ooo,' 'ppp,' and 'qqq.'

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 0.

D. P.Z. 02-2001 Insituform Technologies; an ordinance amending City of Chesterfield Ordinance #1455, relating to a "PC" Planned Commercial District for 5.591 acres of land located south of Chesterfield Airport Road and west of Cepi Drive. (Locator Number 17V24-0153).

A. Permitted land uses and developments

(ii) Offices or office buildings.

(ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(uu) Research facilities, professional and scientific laboratories, including photographic process processing laboratories used in conjunction therewith.

Project Planner Matt Brandmeyer gave an overview of this petition.

Commissioner Layton made a motion to approve P.Z. 02-2001 Insituform Technologies, subject to Attachment A. The motion was seconded by Commissioner Banks.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 0.

IX. NEW BUSINESS –

X. COMMITTEE REPORTS:

A. Committee of the Whole –
B. Ordinance Review Committee –
C. Architectural Review Committee –
D. Site Plan -
E. Landscape Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

Commissioner Wardlaw stated that he would like the proper committee study changing the ordinance on permitted uses.

Commissioner Banks stated that the Comprehensive Plan Committee was in the process of organizing a meeting.

Chairman Broemmer stated that he would be reviewing the lighting standards.

There was a unanimous motion to adjourn the meeting at 9:30 p.m.

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Victoria Sherman, Secretary