

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 24, 2003**

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

I. PRESENT

ABSENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Ms. Jane Durrell, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Ms. Mike Hurlbert, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), Councilmember Dan Hurt (Ward III), Councilmember Mike Casey (Ward III), Councilmember Connie Fults (Ward IV) and Council Liaison Jane Durrell (Ward I).

IV. PUBLIC HEARINGS:

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

- A. **P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House**; a property, located at 14319 Olive Boulevard, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719

Project Planner Mike Hurlbert gave a power point presentation showing the subject site and surrounding area.

1. Mr. Dan Rothwell, 15720 Callender Court, Chesterfield, MO 63017, Chair of the Landmarks Preservation Commission, stated the following;

- Ordinance 1719 provides for three (3) different ways to nominate a property to the Chesterfield Historical Register: 1. The owner of record; 2. A member of the City Council; and 3. A member of the Landmarks Preservation Commission;
- Arland Stemme, member of the Landmarks Preservation Commission, nominated this property. On January 23, 2003, the City of Chesterfield Landmarks Preservation Commission unanimously nominated this property for the Chesterfield Historical Register;
- Speaker gave a history of the Raven-Queathem House;
- Betty M. Brandt, property owner, is in favor of this nomination.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION - None

SPEAKERS - NEUTRAL – None

REBUTTAL – None

Commissioner Banks read the next portion of the “Opening Comments.”

- B. **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House**; a property, located at 1734 Old Baxter Road, has been nominated for Landmark Designation under the process established by the City of Chesterfield Ordinance Number 1719.

Project Planner Mike Hurlbert gave a power point presentation showing the subject site and surrounding area.

1. Mr. Dan Rothwell, 15720 Callender Court, Chesterfield, MO 63017, Chair of the Landmarks Preservation Commission, stated the following;

- Ordinance 1719 provides for three (3) different ways to nominate a property to the Chesterfield Historical Register: 1. The owner of record; 2. A member of the City Council; and 3. A member of the Landmarks Preservation Commission;
- Kathy Goldner, member of the Landmarks Preservation Commission, nominated this property. On January 23, 2003, the City of Chesterfield Landmarks Preservation Commission unanimously nominated this property for the Chesterfield Historical Register;
- Speaker gave a history of the Eberwein-Howe-Doty House;
- Al and Charlene Doty, property owners, are in favor of this nomination.

Councilmember Durrell thanked the property owners and all who supported these nominations.

Commissioner Right made a motion to suspend the rules and vote on **P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House** and **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House**. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 9 to 0.

Commissioner Right made a motion to designate **P.Z. 1-2003 (LPC 1-2003) Raven-Queathem House** and **P.Z. 2-2003 (LPC 2-2003) Eberwein-Howe-Doty House** as Landmark Designations to the Chesterfield Historical Register. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 9 to 0.

Commissioner Banks read the next portion of the “Opening Comments.”

- C. **P.Z. 31-2002 Stoneridge Office Building (Tristar)**: a request for a change of zoning from "R-5" Residence District to "PC" Planned Commercial for for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312).

Proposed Use: Three-story office building
Ancillary Use: Tri-level parking structure

Project Planner Annissa McCaskill gave a power point presentation showing the subject site and surrounding area for **P.Z. 31-2002 Stoneridge Office Building (Tristar)**.

1. Mr. Bob Boland, 11477 Olde Cabin Road, St. Louis, MO 63141, architect and representing petitioner for **P.Z. 31-2002 Stoneridge Office Building (Tristar)** stated the following;

- Proposal is for a 3-story office building with 130,000 square feet with a small partial basement due to the nature of the topography and a 3-level garage with 533 parking spaces;
- Petitioner has tried to design a site that is least detrimental to the adjoining residential neighbors, is a compliment to the circulation and contributes to the Highway 40 fabric of development;
- The proposed building will be as close to Highway 40 as possible;
- The parking garage will be buried into the hillside on the western edge of the site and totally exposed on the eastern edge;
- The entrance way will have a large plaza;
- There is a turn-around that will be used only for Fire District access to allow fire trucks to access the proposed building from both sides and to allow for the 150-foot hose line;
- Access to Highway 40 would be the slip ramp. Access would be right in/right out and the base has been broadened so that it would be difficult to cut diagonally across the Outer Road. The petitioner is working with MoDOT on this;
- Trees and evergreens would be used to screen the proposed building from the neighboring residents;
- Parking lot lighting will be shielded toward the north;
- Petitioner will look at using pedestal lighting;
- The green space percentage will be between 65-69%.

City Attorney Doug Beach stated that a portion of land at the rear of the property will be deed restricted so that it will remain in its natural state. Mr. Beach stated that MoDOT is not in agreement with the eastern entrance due to the traffic at night and that the residents of the Chesterfield Hills Subdivision are concerned with the traffic in general. Mr. Beach stated that the City is working with MoDOT.

Commissioner Banks expressed concern with the east versus west entrance and safety.

SPEAKERS IN FAVOR –

1. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, representing the Chesterfield Hills Subdivision and speaking in favor of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**;

- Speaker endorses the proposed plan as the most desirable;
- Speaker asked that access be kept as far east as possible for safety;
- Speaker asked that landscaping be sufficient to buffer both site and sound intrusion upon the neighborhood;
- Speaker asked that the landscape buffer be evergreens to shield the neighborhood through all of the seasons and that the buffer will be perpetually maintained;

- Speaker asked that the neighboring residents be included for their input concerning the landscaping;
- Speaker stated that the residents want a deceleration lane on South Outer 40 and an island on this lane to prohibit office traffic from exiting the site and getting onto the Highway 40 slip ramp;
- Speaker asked that the island be expanded at the entrance/exit;
- Speaker asked that the fire entrance be electronically gated;
- Speaker asked that the parking garage have louvers to shield the light;
- Speaker asked that ways of eliminating evening light from the building be investigated and that the residents be included in this;
- Speaker asked that the sanctity and tranquility of the neighborhood be maintained.

2. Ms. Denise Koessel, 1530 Candish Lane, Chesterfield, MO 63017, speaking in favor of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**;

- Speaker declined to speak.

3. Ms. Jeanne Brow, 1526 Candish Lane, Chesterfield, MO 63017, speaking in favor of **P.Z. 31-2002 Stoneridge Office Building (Tristar)**;

- Speaker declined to speak.

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL –

Mr. Boland stated that the petitioner will work with the neighbors to address issues.

Ms. McCaskill stated that the following issues would be reviewed and addressed:

- Location of access on the eastern-most and western-most points and clarification as to which one will be used;
- Necessity for a turn-around behind the parking structure as requested by the Fire District;
- Visibility of the parking structure from adjacent residential;
- Landscaping being utilized as screening for adjacent residential, specifically, the type of landscaping to be used. The request is for evergreens that will be year round and maintained by the developer to shield the adjacent residential;
- Lighting on top of the parking structure, specifically the height and the type that will be used as well as screening the adjacent residential from possible light pollution from the office building and parking structure;

- The green space percentage;
- Request for a deceleration lane and possibly doing something with the island to make it safer for traffic along the South Outer Road;
- Electronically gating the fire access;
- Louvers on the garage;
- Landscape for sound and vision;
- Having only the Fire District using the turn-around.

Chairman Sherman stated that **P.Z. 31-2002 Stoneridge Office Building (Tristar)** would be held until all issues were reviewed and addressed.

Commissioner Banks read the closing portion of the ‘Opening Comments.’

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the February 10, 2003 Meeting Minutes. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 9 to 0.

Commissioner Nolen made a motion to suspend the rules and change the order of the agenda. The motion was seconded by Commissioner Right and **passes** by a voice vote of 9 to 0.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **Drury Plaza**: Site Development Plan, Landscape Plan and Architectural Elevations for two hotels, a meeting center, and a restaurant on a 4.85 acre tract of land, zoned "PC" Planned Commercial District, located adjacent to Chesterfield Mall on the southwest corner of I-64/Hwy 40/61 and MO 340 (Clarkson Rd).

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **Drury Plaza** with the landscape suggestion by the Architectural Review Board (ARB). The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 9 to 0.

- B. **Dairy Queen (Solon Gershman, Inc.)**: Site Development Plan, Landscape Plan, and Architectural Elevations for a rehab of an existing fast food restaurant building on a .25 acre tract of land zoned "PC" Planned Commercial District located north of Olive Boulevard and east of Woods Mill Road.

Commissioner Nolen, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **Dairy Queen (Solon Gershman, Inc.)** including the following recommendations by the Architectural Review Board (ARB): No neon lighting may be used, lighter brick and lighter beige material presented at the meeting is to be used, the mechanical equipment will be screened, the orange metallic material will be on the front only, and the additional trees shown on the Landscape Plan will be provided. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Ed Griesedieck, One City Centre, St. Louis, MO 63101, attorney for and speaking in favor of **P.Z. 27-2002 Royal Oak Estates**;
 - Speaker stated that he was present to answer questions;
 - Speaker stated that when he filed the petition for this rezoning, he was using the existing Comprehensive Plan but referred to the new zoning categories;
 - Speaker stated that a review of the site was done and it does fit within the 'E-1 Acre' classification;
 - Speaker stated that an option for the homeowners would be additional soundproofing due to the close proximity of the airport;
 - A hand-out was presented that showed the various lot sizes.

Commissioner Nolen left the meeting at 8:03 p.m. and returned at 8:06 p.m.

2. Mr. Clayton Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, speaking in opposition to **Adoption of the Comprehensive Plan**;
 - Speaker presented a hand-out to the Planning Commission with comments on the Draft Comprehensive Plan;
 - Speaker asked the Planning Commission to further study the Draft Comprehensive Plan.

Commissioner Layton stated that he would not participate in any discussion or voting on **P.Z. 29-2002 The Bluffs at Appaloosa Way** and left the dais.

3. Ms. Patty Shearn, 210 Hi Point Road, Chesterfield, MO, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;
 - Speaker gave a power point presentation on the Hi Point Subdivision;
 - Speaker expressed concern that the remaining two (2) properties (Shearn and Reuther) would become an island due to the access;

- Speaker stated that this subdivision was built prior to City of Chesterfield incorporation and does not think the Master Plan should apply to them until homeowners decide to change according to the Indentures;
- Speaker expressed concern with Planning Commissioner Layton being a petitioner.

General discussion followed concerning Indentures, access and easements in the subdivision, road maintenance, and access to the Shearn's and Reuther's property.

City Attorney Doug Beach stated that the City must review all petitions that are submitted to the City.

Commissioner Right left the meeting at 8:24 p.m. and returned at 8:28 p.m.

4. Mr. Douglas Richards, 1620 South Hanley Road, St. Louis, MO, attorney representing the Shearns and Reuthers and speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that the Shearns and Reuthers are opposed to the rezoning;
- Speaker stated that if the rezoning is approved, there will no longer be a Hi Point Subdivision as it is today;
- Speaker stated that the two (2) lots will be landlocked if this rezoning is approved;
- Speaker stated that if this rezoning is approved, there will be problems with the Shearns and Reuthers selling their property, problems with road maintenance, and emergency vehicle access;
- Speaker stated that there will be single-family residences that do not conform with each other;
- Speaker asked the Planning Commission to delay action on this petition until the problem of the island is resolved;
- Speaker stated that an alternative would be for lots 2 and 3 ask to be part of the same rezoning but keep themselves as single-family homes;
- Speaker stated that another alternative would be to limit the number of lots that could be on the site.

General discussion followed concerning number of votes needed to change Indentures.

5. Mr. Dennis Shearn, 210 Hi Point Road, Chesterfield, MO, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that this rezoning would be against the subdivision Indentures;
- Speaker stated that this proposal is inappropriate;
- Speaker stated that he has not been contacted by the attorney for the petitioner.

Mayor Nations stated that, legally, all petitions submitted to the City must be reviewed by the City.

Mayor Nations explained how his subdivision had been changed by the Indentures being taken apart years ago.

General discussion followed concerning involvement of Planning Commissioners in a rezoning and residents being contacted by the petitioners and subdivision trustees.

Mr. Douglas Richards, attorney for the Shearns, stated that he received a letter from the developer's attorney, Mr. Mike Doster, one to two weeks prior, offering to meet but the Shearns have declined to meet.

Commissioner Banks left the meeting at 8:42 p.m. and returned at 8:46 p.m.

6. Mr. Scott Lichvar, 1268 Bluffview, Chesterfield, MO 63005, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker declined to speak.

7. Mr. Ben Murphy, 15696 Silver Lake Court, Chesterfield, MO 63017, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker expressed concern that there is conflict of interest involving Commissioner Layton and that this petition is not ethical;
- Speaker stated there could be a violation of Missouri Statutes Chapter 89, Section 450 and Chapter 105, Section 450.

8. Mr. Brian Calderwood, 2024 Meadowbrook Way Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that he does not like to see a subdivision torn apart.

City Attorney Doug Beach stated that Indentures control the subdivision and even if the rezoning is approved to allow ½ acre lots, the Indentures would need to be modified and changed which would require a vote of the subdivision.

9. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO 63005, attorney for and speaking in favor of **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that the Shearns and Reuthers will have access and will not be an island;
- Speaker stated that the petitioners are not planning on selling their property or moving;
- Speaker stated that the proposed private road is part of the new subdivision being proposed that will be built entirely on property either owned by Simon Homes or within the existing 50-foot right-of-way of Hi Point Drive. It will not be built outside of the right-of-way;

- Speaker stated that the Shearns and Reuthers could protect themselves for future selling of their property and improve the value of their property by joining in and rezoning their property;
- Speaker stated that the existing Comprehensive Plan that included the West Area Study was used when this petition was submitted;
- Speaker stated that a small piece of common ground in the Appaloosa Way Subdivision would be vacated and moved to this proposed development;
- Speaker stated that the Shearns and Reuthers would use the road for The Bluffs at Appaloosa Way for access to their property;
- Speaker stated that approximately 2/3 of the road would be maintained by The Bluffs at Appaloosa Way and the rest by the Shearns and Reuthers.

General discussion followed concerning the vacating of common ground and the new road that will be built.

10. Mr. Barry Simon, 1215 Fern Ridge Parkway, St. Louis, MO 63146, developer for and speaking in favor of **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that he was present to answer questions.

11. Ms. Karyn Griffin, 16657 Chesterfield Manor Drive, Chesterfield, MO, speaking in opposition to **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker stated that she is opposed to this petition because it would dissolve an existing subdivision without considering relevant facts: Public Hearing failed to include the fact that an existing subdivision would be significantly changed by the proposal and that there is a conflict with the Indentures;
- Speaker stated that Indentures are written to preserve a subdivision;
- Speaker urged the petitioner to withdraw this petition until the necessary majority of homeowners come to an agreement.

12. Mr. Chris Layton, 16809 Wild Horse Creek Road, Chesterfield, MO 63005, petitioner and speaking in favor of **P.Z. 29-2002 The Bluffs at Appaloosa Way**;

- Speaker declined to speak.

Chair Sherman called a recess at 9:06 p.m. and the meeting reconvened at 9:14 p.m.

VIII. OLD BUSINESS -

- A. **P.Z. 33-2002 City of Chesterfield:** a request to amend Section 1003.020 (Definitions) of the City of Chesterfield Zoning Ordinance to include the following definition:

Ancillary Use. The primary purpose of this use is to serve the occupants and patrons of the principal permitted uses within the building. It is a use permitted within the building containing the principal permitted uses. No separate access from the exterior building shall be permitted with respect to this use.

Project Planner Annissa McCaskill gave an overview of **P.Z. 33-2002 City of Chesterfield.**

Commissioner Banks made a motion to approve **P.Z. 33-2002 City of Chesterfield.** The motion was seconded by Commissioner Right.

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

The motion passes by a vote of 8 to 0. (Commissioner Layton was absent for the vote.)

Commissioner Layton returned to the meeting at 9:17 p.m.

- B. **P.Z. 27-2002 Royal Oak Estates:** A request for a change of zoning from a "NU" Non-Urban District to a "E-3" Residence District for a 12.4 acre tract of land located north of Wildhorse Creek Road, to the west of the "Tara at Wildhorse" subdivision, in a subdivision known as "Royal Oak Ranch" (Locator Numbers 18V-11-0112 & 18V-13-0055).

Project Planner David Bookless gave an overview of **P.Z. 27-2002 Royal Oak Estates** and asked if the Planning Commission had additional issues to be reviewed and addressed.

Commissioner Macaluso stated that she wants to know how the section on 'Residential Development and Support Services, New Residential Development' of the old Comprehensive Plan is being answered by the petitioner on their request for an 'E-3' or ½ acre zoning.

Mr. Bookless stated that the petitioner was amenable to amending his petition to the 'E-1, 1 Acre District' per the new Comprehensive Plan.

Commissioner Macaluso stated that she would then like to see how the lots will be divided and the lot sizes.

Mr. Bookless stated that the plan would be the same as the current plan but would change the zoning classification.

Commissioner Macaluso asked Staff to check on an aviation easement that has been granted on the Windsor Crossing Community Church having to do with the noise.

Chairman Sherman asked Staff to provide more information on the increased traffic concern of Mr. William C. Imming, Sr., per his letter.

Mayor Nations stated that he has written a response to Mr. Imming and will provide that letter to Staff.

Mr. Bookless stated that the following issues would be reviewed and addressed:

- Requirement of an aviation easement to the Spirit of St. Louis Airport (Windsor Crossings Church);
- Traffic safety on Wildhorse Creek Road per letter from Mr. Bill Imming;
- Changing proposed zoning district to 'E-1 Acre' Estate District.

Chairman Sherman stated that **P.Z. 27-2002 Royal Oak Estates** would be held until all issues were reviewed and addressed.

Commissioner Layton stated that he would not participate in any discussions or voting for **P.Z. 29-2002 The Bluffs at Appaloosa Way** and left the dais.

- B. **P.Z. 29-2002 The Bluffs at Appaloosa Way**: A request for a change of zoning from a "NU" Non-Urban District to a "E-3" Residence District for a 13.5 acre tract of land located north of Wildhorse Creek Road, to the west of the "Appaloosa Way" subdivision (Locator Numbers 18T-42-0194, 18T-42-0161, 18T-44-0059, 18T-44-0015, 18T-42-0039).

Project Planner David Bookless gave an overview of **P.Z. 29-2002 The Bluffs at Appaloosa Way** and asked the Planning Commission if they had additional issues to be reviewed and addressed.

Commissioner Nolen asked Staff to provide an explanation on vacating common ground.

Commissioner Nolen asked for a visual for streets and easements.

Commissioner Nolen expressed concern with maintenance of the street in the subdivision and asked that the petitioner maintain the entire road.

Commissioner Broemmer asked for information from the plan stand point on the easement – something that would show what would be happening, particularly at the Shearn’s property (as proposed).

Commissioner Macaluso stated that she wanted reviewed the consistency with the revised 1996 Comprehensive Plan, specifically: Section 1.0 General Policies, items 1.1.1 and 1.1.2 and Section 2.0 Land Use Policies, item 2.2.2.

Commissioner Macaluso would like Staff to review consistency with the newly adopted Comprehensive Plan, specifically Section 2.0 Residential Development Policies, items 2.1, 2.1.1, 2.1.3, 2.1.5, and 2.1.6.

Commissioner Macaluso asked for clarification from the City Attorney as to the role of Planning Commissioners per RsMO 89.010 through 89.250 and, in particular, RsMO 89.060.

Chairman Sherman asked Staff to provide the letter from Karen Coday that was not in the packet.

Mr. Bookless stated that the following issues would be reviewed and addressed:

- Common ground and the process and past policies with regard to passing common ground from one development to another;
- Graphic showing the proposed road (easement) particularly on the Shearn property;
- More information on the road and whether or not it should be maintained entirely by the proposed development;
- Policies and the Comprehensive Plan (Key Plan Policies) and how this would apply to the new Plan;
- Issue for City Attorney to address with regard to RsMO 89.010 through 89.250 and in particular RsMO 89.060 (Roles of Planning Commissioners);
- Letter from Karen Coday.

Chairman Sherman stated that **P.Z. 29-2002 The Bluffs at Appaloosa Way** would be held until all issues were reviewed and addressed.

D. A Resolution Adopting a New Comprehensive Land Use Plan for the City of Chesterfield.

Commissioner Macaluso made a motion to change page 48, paragraph 2: ‘In other parts of the City, commercial development has been limited to areas along major roads such as Olive Boulevard, ~~Kehrs Mill Road~~, Baxter Road, and Clayton Road.’ The motion was seconded by Commissioner Nolen.

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

The motion passes by a vote of 9 to 0.

Commissioner Macaluso made a motion to adopt the **Resolution for the New Comprehensive Land Use Plan for the City of Chesterfield**. The motion was seconded by Commissioner Broemmer.

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

The motion passes by a vote of 9 to 0.

IX. NEW BUSINESS -

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**

Mayor Nations and on behalf of the City Council, commended the Planning Commission and Staff for their work on the new Comprehensive Plan.

The meeting unanimously adjourned at 9:36 p.m.

Jerry Right, Secretary

