



PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 8, 2014

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Steven Wuennenberg
Chair Michael Watson

Mayor Bob Nation
Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Mr. John Boyer, Senior Planner
Mr. Jonathan Raiche, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Mr. Stanley Proctor

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Mayor Bob Nation; Councilmember Dan Hurt, Council Liaison; and Councilmember Bruce DeGroot, Ward IV.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the November 24, 2014 Planning Commission Meeting. The motion was seconded by Commissioner Wuennenberg and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO stated he was representing Pulte Homes and was available for questions relative to P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road).

Chair Watson thanked Mr. Stock for the modifications made to the plans and stated he thinks "it is now an excellent development".

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Downtown Chesterfield (P.Z. 45-2007 Time Extension)**: A request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for a 98.10 acre tract of land zoned "PC&R" Planned Commercial and Residential District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the request for a 24-month extension of time to submit a Site Development Concept Plan for **Downtown Chesterfield (P.Z. 45-2007 Time Extension)**. The motion amended the request from an expiration of December 8, 2016 to expire on March 3, 2016. The motion was seconded by Commissioner Lueking and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road)**: A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for 21.876 acres located on the north side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Savonne Court (18V510105).

Senior Planner Jonathan Raiche stated the Public Hearing for this petition was held October 27th with issues discussed on November 24th. The proposal is for a 35-lot residential development on approximately 22 acres. The Petitioner has worked with Staff to address all issues and Staff has no further comments or outstanding issues.

Commissioner Wuennenberg made a motion to approve **P.Z. 09-2014 Bur Oaks (17751 Wild Horse Creek Road)**. The motion was seconded by Commissioner Lueking.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Hansen, Commissioner Heidtbrink, Commissioner Lueking, Commissioner Midgley, Commissioner Nolan, Commissioner Wuennenberg, Chair Watson

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS

Chair Watson thanked those Commission members who had attended and completed the UMSL classes for the *Chancellor's Certificate in Planning and Zoning*.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:09 p.m.

Steve Wuennenberg, Secretary