

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
MARCH 11, 2013**

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

**I. ROLL CALL**

**PRESENT**

**ABSENT**

Mr. Bruce DeGroot  
Ms. Wendy Geckeler  
Ms. Laura Lueking  
Ms. Debbie Midgley  
Ms. Amy Nolan  
Mr. Stanley Proctor  
Mr. Robert Puyear  
Mr. Steven Wuennenberg  
Chair Michael Watson

Councilmember Randy Logan, Council Liaison  
Harry O'Rourke, representing City Attorney  
Ms. Aimee Nassif, Planning & Development Services Director  
Mr. Justin Wyse, Senior Planner  
Mr. John Boyer, Senior Planner  
Ms. Mary Ann Madden, Recording Secretary

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

Chair Watson acknowledged the attendance of Councilmember Randy Logan, Council Liaison.

**V. APPROVAL OF MEETING SUMMARY**

**Commissioner DeGroot made a motion to approve the Meeting Summary of the February 25, 2013 Planning Commission Meeting. The motion was seconded by Commissioner Puyear and passed by a voice vote of 9 to 0.**

**VI. PUBLIC COMMENT - None**

**VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS**

- A. Wildhorse Baxter Center (P.Z. 26-2008 Time Extension):** A request for a twenty-four (24) month extension of time to submit a Site Development Plan for a 3.038 and a 10.895 acre tract of land zoned "C8" Planned Commercial District located on the southwest and southeast corners respectively of the Baxter Road and Wild Horse Creek Road intersection.

**Commissioner Nolan**, representing the Site Plan Committee, made a motion recommending approval of a 24-month Time Extension to submit a Site Development Plan for **Wildhorse Baxter Center (P.Z. 26-2008 Time Extension)**. The motion was seconded by **Commissioner Puyear** and **passed by a voice vote of 7 to 2 with Commissioners DeGroot and Wuennenberg voting "no"**.

**VIII. OLD BUSINESS**

- A. P.Z. 03-2013 16636 Old Chesterfield Road (Edward Struckman):** A request for a change of zoning from "NU" Non-Urban District to "UC" Urban Core District for a 0.24 acre tract of land located on the south side of Old Chesterfield Road, approximately 250 feet west of Santa Maria Drive (17T310489)
- B. P.Z. 04-2013 16636 Old Chesterfield Road (Edward Struckman):** A request for a Landmark Preservation Area (LPA) Procedure for a 0.24 acre tract of land located on the south side of Old Chesterfield Road, approximately 250 feet west of Santa Maria Drive (17T310489).

**Senior Planner Justin Wyse** stated that the proposed uses on the site include *Art Gallery, General Office, Neighborhood Retail Sales Establishment, and Single-Family Dwelling*. The proposed zoning, as well as the LPA status, are consistent with other properties along Old Chesterfield Road, particularly on the south side of the street. The LPA is also included on some properties on the north side of the street.

A Public Hearing was held on February 25, 2013 at which time no issues were identified. The Chesterfield Historic and Landmark Preservation Committee has reviewed the request for the LPA status and has recommended approval.

Mr. Wyse advised that separate votes are required for the rezoning and the LPA overlay.

## **DISCUSSION**

Commissioner Lueking inquired as to how many properties in the subject area are zoned Urban Core. Mr. Wyse responded that on the south side of the street, most of the properties have been rezoned to Planned Commercial, but noted that only one petition has been received since the Urban Core District was created.

**Commissioner Wuennenberg made a motion to approve the request for a change of zoning from “NU” Non-Urban District to “UC” Urban Core District for P.Z. 03-2013 16636 Old Chesterfield Road (Edward Struckman). The motion was seconded by Commissioner DeGroot.**

**A voice vote was taken with the following results:**

**Aye: Commissioner DeGroot, Commissioner Midgley,  
Commissioner Nolan, Commissioner Proctor,  
Commissioner Puyear, Commissioner Wuennenberg,  
Chair Watson**

**Nay: Commissioner Geckeler, Commissioner Lueking,**

**The motion passed by a vote of 7 to 2.**

**Commissioner DeGroot then made a motion to approve the request for a Landmark Preservation Area (LPA) Procedure for P.Z. 04-2013 16636 Old Chesterfield Road (Edward Struckman). The motion was seconded by Commissioner Wuennenberg.**

**A voice vote was taken with the following results:**

**Aye: Commissioner DeGroot, Commissioner Geckeler,  
Commissioner Lueking, Commissioner Midgley,  
Commissioner Nolan, Commissioner Proctor,  
Commissioner Puyear, Commissioner Wuennenberg,  
Chair Watson**

**Nay: None**

**The motion passed by a vote of 9 to 0.**

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:07 p.m.

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Bruce DeGroot, Secretary