

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 5, 2009**

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

I. ROLL CALL

PRESENT

Mr. David Banks
Ms. Wendy Geckeler
Mr. G. Elliot Grissom
Ms. Lu Perantoni
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman Maurice L. Hirsch, Jr.

ABSENT

Ms. Amy Nolan

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Ms. Mara Perry, Senior Planner
Mr. Jeff Paskiewicz, Civil Engineer
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Councilmember Dan Hurt, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the February 23, 2009 Planning Commission Meeting. The motion was seconded by Commissioner Puyear and **passed** by a voice vote of 8 to 0.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

Chair Hirsch noted that the Site Plan Committee Meeting would be held as part of the Planning Commission Meeting. The Petitioner will address the Commission after Staff's presentation.

- A. **Wings Corporate Estates (18390 Wings Corporate Drive):** A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Ms. Annissa McCaskill-Clay, Lead Senior Planner, stated that this particular sign was before the Planning Commission twice. On November 11, 2008, the Commission held the sign. On November 24, 2008, the proposed sign failed to receive approval by a vote of 4 to 4.

The meeting packet includes additional information provided by the Petitioners, specifically photographs of the site, which show the topography of the area and views of the where the sign would be located.

The Site Development Concept Plan for Wings Corporate Estates shows 22 lots. The proposed free-standing sign is shown on the Site Development Concept Plan and is located outside the sight distance triangle on Lot 22, which is the Precision Eatherton lot. The entry goes back into the site and enters into Spirit of St. Louis Airport. The Petitioners reference in their letter that this entry will be used as a secondary access point to the Airport. Mr. John Bales, Director of the Airport has verified that the Airport may be using this entry as a secondary access point to the development during the construction period.

The proposed sign is 15'5" tall with a base of approximately 11'. The sign has an aluminum base, which encloses the poles that support the sign. The aluminum base would match the sign face.

At the last Planning Commission meeting, a representative from the sign company was present but no representative from the developer was in attendance. At the City Attorney's suggestion, the Chair had a phone discussion

with the Petitioners and Ms. McCaskill-Clay regarding the Petitioners coming back before the Planning Commission to provide additional information about the proposed sign.

It was noted that the proposed sign is the same sign as was presented at the previous November meetings. The Petitioners are present to provide additional information.

PETITIONERS PRESENTATION:

1. Mr. Rick Raleigh, D. F. Adams & Associates, #1 Raleigh Parc, Wildwood, MO; and
2. Mr. Douglas Adams, D. F. Adams & Associates, 16441 Walnut Rail Road, Chesterfield, MO were available for questions.

Commissioner Geckeler noted that the Petitioners' letter states that the ground leading up the sign is very flat and that the road is long and very straight. She feels that this type of topography would give the sign good visibility. The letter also notes that "the main road into the development will also be the road into the St. Louis County Spirit Airport. Many visitors unfamiliar with the area looking for the road into the Airport will be helped by the larger sign". Commissioner Geckeler asked for clarification as to whether this entrance would be used as a main entrance to the Airport.

Mr. Raleigh stated that through his conversations with John Bales, it is his understanding that this road will not be the primary road into the development, but it will be used for visitors and will always be open for their use. It is his understanding that this road will be used beyond the construction period.

Mr. Raleigh further stated that the proposed sign would be in an area where the road is "a large, wide, paved, straight street". The road is so flat that they believe they need the requested height so that motorists can see the sign – especially if they are following a truck down Eatherton Road.

Ms. McCaskill-Clay stated that she had just been advised by Senior Planner Mara Perry that during pre-application meetings with the Airport, it was indicated that the Airport intends to have hangars in the area and intends to develop and utilize the subject road.

Mr. Raleigh then confirmed that he was just informed by Mike Doster, the zoning attorney for this site, that the subject road will be maintained by St. Louis County. It is Mr. Doster's opinion that the Airport will be using the subject road on a permanent basis.

Commissioner Banks asked if the Airport will also have signage in the same area as the proposed sign. He added that "there are all kinds of access roads, big and small, that have signs much smaller than the proposed sign that serve the

purpose – particularly on a piece of flat ground with not a tree in sight”.

Ms. McCaskill-Clay stated that off-site signage for the Airport is not permitted so the Airport could not have its own signage on the proposed site.

Commissioner Grissom made a motion recommending approval of the free-standing sign for Wings Corporate Estates (18390 Wings Corporate Drive). The motion was seconded by Commissioner Proctor and **failed by a voice vote of 3 to 5. (Commissioners Banks, Geckeler, Grissom, Perantoni, and Watson voted “no”.)**

VIII. OLD BUSINESS

- A. **P.Z. 01-2009 West County YMCA (Young Men’s Christian Association of Greater St. Louis):** A request for an amendment to City of Chesterfield Ordinance 1496 to modify the building and parking setbacks of a 9.00 acre parcel located on the south side of Burkhardt Place and west of the Chesterfield Parkway and Burkhardt Place intersection. (18T340146 and 18T340157)

Senior Planner Mara Perry stated that the Public Hearing was held February 23, 2009. Other than the Petitioner, there were no Speakers at the Public Hearing. Staff has no outstanding issues on the petition.

Commissioner Banks made a motion to approve P.Z. 01-2009 West County YMCA (Young Men’s Christian Association of Greater St. Louis). The motion was seconded by Commissioner Watson.

Upon roll call, the vote was as follows:

Aye: Commissioner Perantoni, Commissioner Proctor, Commissioner Puyear, Commissioner Watson, Commissioner Banks, Commissioner Geckeler, Commissioner Grissom, Chairman Hirsch

Nay: None

The motion **passed** by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

A. Planning & Public Works Committee

Chair Hirsch reported that at the earlier Planning & Public Works Committee meeting, there was discussion regarding the requested parking reduction for Towne Centre. The Committee members indicated that they are glad the Planning Commission is reviewing the idea of shared parking so that parking reductions are not being granted without some criteria behind it.

Councilmember Hurt added that the Committee vote on the parking reduction was 3 to 1 with Councilmember Hurt voting against it because of precedent-setting concerns. The Committee is in favor of the Commission reviewing shared parking.

B. Ordinance Review Committee - Next meeting is March 11, 3:00 p.m.

C. Comprehensive Land Use Plan Committee - Next meeting is March 18, 4:00 pm

XI. Wings Corporate Estates (18390 Wings Corporate Drive):

City Attorney Heggie stated the Petitioners on the proposed sign for Wings Corporate Estates would like to address the Commission on some alternative sign proposals. It is up to the Commission as to whether they would like to hear these tonight or at a future meeting.

The Commission decided to continue the discussion but noted that they would not be voting on any new proposals tonight.

It was confirmed that during a recent pre-application meeting, the Airport indicated that they would be adding hangars to their site so the subject road would be used by St. Louis County. Ms. Perry stated that at this point, nothing has been submitted. At the pre-application meeting, a representative from the Airport was present and brought along the potential Petitioner. The proposed development would access off the subject roadway.

Mr. Raleigh then proposed lowering the height of the sign from 15'5" to 10'5" and asked for feedback from the Commission.

Commissioner Banks stated that having the sign shortened may make some difference to him. He added that he does not like "the fact that the sign is the shape" – he preferred to see a sign with a background and having the Wings logo on the background. Mr. Raleigh explained that the reasoning for the shape of the sign was to reduce its size and volume so the air couldn't catch it. The

proposed height was to keep it above the height of semi-trucks so motorists coming from the north would be able to see it.

Chair Hirsch summarized that the Commission is concerned with the 11-foot width and 15'5" height of the sign.

Commissioner Watson stated that he likes the design of the sign and finds it unique and fitting for the area. He would be in favor of a reduction in height to 10'5".

It was the consensus of the Commission that the Petitioners come back at a future date with a proposed sign that is lower in height.

XII. ADJOURNMENT

The meeting adjourned at 7.31 p.m.

Michael Watson, Secretary