



PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
MARCH 23, 2015

The meeting was called to order at 7:00 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. Stanley Proctor  
Chair Michael Watson

ABSENT

Mr. Steven Wuennenberg

Councilmember Dan Hurt, Council Liaison  
City Attorney Rob Heggie  
Mr. John Boyer, Senior Planner  
Ms. Purvi Patel, Project Planner  
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the March 9, 2015 Planning Commission Meeting, as corrected on page 7, as noted below: (correction shown in **bold**)

Commissioner Geckeler asked if the construction road would be an access for the home being built at 1901 Wilson. Mr. Roof said it will be and will also be the permanent access for ~~Lot 4~~ **1901 Wilson** and is located directly across from Chamfers Farm. He added that the access road that surrounded the lake is being demolished to the property line.

The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0** with 1 abstention from Commissioner Proctor.

## VI. PUBLIC COMMENT

### A. Chesterfield Outlets (H&M) 3<sup>rd</sup> AAE

1. Mr. John Eggert, Development Director for the Taubman Company, 200 E. Long Lake Road, Ste. 340, Bloomfield Hills, MI – representing the Petitioner.

Mr. Eggert stated their petition relates to Amended Architectural Elevations for a portion of the shopping center that is now occupied by the H&M store. A number of revisions were made to the plans in response to comments from the Architectural Review Board (ARB). The revised plans were presented to the full ARB earlier this month and a unanimous recommendation for approval was given at that time. Mr. Eggert added that he was available for questions.

### B. St. Luke's Hospital

The following individuals, representing the Petitioner, were available for questions regarding the three agenda items related to St. Luke's Hospital.

1. Mr. George Stock, Stock and Associates Consulting Engineers, 257 Chesterfield Business Park, Chesterfield, MO.
2. Mr. Joe Fischer, Stock and Associates Consulting Engineers, 257 Chesterfield Business Park, Chesterfield, MO.
3. Mr. Don Miller, St. Luke's Hospital, 232 S. Woods Mill Road, Chesterfield, MO.

Commissioner Lueking asked if St. Luke's has abandoned Parcel E, the triangular portion of land west of Highway 141. Mr. Miller replied that St. Luke's has not abandoned this parcel of property, but it has not been included as part of the rezoning request or any development request at this time. Mr. John Boyer, Senior Planner for the City, added that any attempt to redevelop the site would require a possible rezoning and amended concept plans and section plans.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- C. Chesterfield Outlets (H&M) 3<sup>rd</sup> AAE: Amended Architectural Elevations and Architect's Statement of Design for a 48.625 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Boone's Crossing.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Outlets (H&M) 3<sup>rd</sup> AAE. The motion was

seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 1 with **Commissioner Nolan** voting “no”.

- D. **St. Luke’s Hospital Main Campus 2<sup>nd</sup> ASDCP**: An Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 55.62 acre tract of land zoned “MU” Medical Use District located northeast of the intersection of Hwy 141 and Conway Rd.

**Commissioner Proctor**, representing the Site Plan Committee, made a motion recommending approval of the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for **St. Luke’s Hospital Main Campus**. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 8 to 0.

- E. **St. Luke’s Hospital Northwest Campus 2<sup>nd</sup> ASDCP**: An Amended Site Development Concept Plan, Amended Concept Landscaping Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 38.28 acre tract of land zoned “MU” Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

**Commissioner Proctor**, representing the Site Plan Committee, made a motion recommending approval of the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Concept Landscaping Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for **St. Luke’s Hospital Northwest Campus**. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 8 to 0.

- F. **St. Luke’s Hospital Northwest Campus 5<sup>th</sup> ASDSP**: An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect’s Statement of Design for a 38.28 acre tract of land zoned “MU” Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

**Commissioner Proctor**, representing the Site Plan Committee, made a motion recommending approval of the 5<sup>th</sup> Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect’s Statement of Design for **St. Luke’s Hospital Northwest Campus**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 8 to 0.

VIII. **OLD BUSINESS - None**

IX. **NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:10 p.m.

---

Steve Wuennenberg, Secretary