



**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
APRIL 12, 2010**

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

**I. ROLL CALL**

**PRESENT**

Ms. Wendy Geckeler  
Mr. G. Elliot Grissom  
Ms. Amy Nolan  
Mr. Stanley Proctor  
Mr. Robert Puyear  
Mr. Michael Watson  
Chairman Maurice L. Hirsch, Jr.

**ABSENT**

Mr. David Banks

Councilmember Connie Fults, Council Liaison  
City Attorney Rob Heggie  
Mr. Mike Geisel, Director of Planning & Public Works  
Mr. Shawn Seymour, Project Planner  
Ms. Mary Ann Madden, Recording Secretary

**II. PLEDGE OF ALLEGIANCE – All**

**III. SILENT PRAYER**

Chair Hirsch acknowledged the attendance of Councilmember Connie Fults, Council Liaison and Councilmember Matt Segal, Ward I.

Chair Hirsch noted that Councilmember Fults has been Chair of the Planning & Public Works Committee and liaison to the Planning Commission for the past year. He stated that the Commission values the kind of input that Ms. Fults has contributed during her tenure and thanked her for her work. He then welcomed Councilmember Segal as the upcoming liaison to the Planning Commission.

**IV. PUBLIC HEARINGS – None**

## V. APPROVAL OF MEETING MINUTES

**Commissioner Grissom made a motion to approve the minutes of the March 22, 2010 Planning Commission Meeting.** The motion was seconded by Commissioner Proctor and **passed by a voice vote of 5 to 0 with 2 abstentions from Commissioners Puyear and Watson.**

## VI. PUBLIC COMMENT

### A. P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC)

#### **Petitioners:**

1. Mr. Bill Kinner, 825 Tara Estates Court, Chesterfield, MO was available for questions.
2. Mr. Dan Hayes, NAI Desco, 8235 Forsyth Blvd., Clayton, MO was available for questions.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- ### A. Mark Andy Industrial Park (Lot B): An Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a 12.75 acre tract of land zoned "PI" Planned Industrial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road

**Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Mark Andy Industrial Park (Lot B).** The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0.**

## VIII. OLD BUSINESS

- ### A. P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC): A request for a change of zoning from a "M3" Planned Industrial District to a "PC" Planned Commercial District for a 1.22 acre tract of land located on the south side of Edison

Avenue, east of the Edison Avenue and Spirit Drive intersection (17V320178).

Project Planner Shawn Seymour stated that the request is to change the zoning in order to add a retail land use to the site – currently *retail* is not a permitted use under the governing ordinance. It was noted that many uses are being removed from this particular site. The three uses being requested are the existing uses of *Office* and *Warehouse*, and the new use of *Retail*.

A Public Hearing was held on March 8, 2010 at which time no issues were raised.

City Attorney Heggie asked whether this site was looking at a bicycle-type use. Mr. Seymour replied that there was a potential tenant for such a use – the *retail* use would cover such an activity.

Commissioner Watson made a motion to approve P.Z. 02-2010 Spirit Trade Center, Lot 30 (JMD Investments, LLC). The motion was seconded by Commissioner Nolan.

**Upon roll call, the vote was as follows:**

**Aye: Commissioner Geckeler, Commissioner Grissom,  
Commissioner Nolan, Commissioner Proctor,  
Commissioner Puyear, Commissioner Watson,  
Chairman Hirsch**

**Nay: None**

The motion passed by a vote of 7 to 0.

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:07 p.m.

Michael Watson, Secretary

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