

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 13, 2009**

The meeting was called to order at 7:03 p.m.

I. ROLL CALL

PRESENT

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

ABSENT

Mr. David Banks

City Attorney Rob Heggie
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Ms. Susan Mueller, Principal Engineer
Mr. Kristian Corbin, Project Planner
Mr. Justin Wyse, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Councilmember Mike Casey, Ward III.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the **March 23, 2009 Planning Commission Meeting**. The motion was seconded by Commissioner Watson and **passed by a voice vote of 7 to 0 with 1 abstention from Commissioner Puyear**.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Edison Crossing:** A Site Development Concept Plan and Conceptual Landscape Plan for an 11.381 acre tract of land zoned "PC" Planned Commercial District located at 172 Long Road, at the southeast corner of Edison Avenue and Long Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan and Conceptual Landscape Plan for **Edison Crossing**. The motion was seconded by Commissioner Proctor and **passed** by a voice vote of 8 to 0.

- B. **Edison Crossing (Lot B):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an 11.381 acre tract of land zoned "PC" Planned Commercial District located at 172 Long Road, at the southeast corner of Edison Avenue and Long Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Edison Crossing (Lot B)** with the condition that Staff has approval rights on the crosswalk; the location of the drive-thru order box; and any signs thereof. The motion was seconded by Commissioner Perantoni and **passed** by a voice vote of 8 to 0.

- C. **Spirit of St. Louis Airport, Resubdivision of Lot 11-B:** A Resubdivision Plat for a 4.369 acre tract of land zoned "M-3" Planned Industrial District located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Resubdivision Plat for **Spirit of St. Louis Airport, Resubdivision of Lot 11-B**. The motion was seconded by Commissioner Nolan and **passed** by a voice vote of 8 to 0.

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

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the free-standing sign (10'5" tall with a 6' tall base) for **Wings Corporate Estates (18390 Wings Corporate Drive)**.

The motion was seconded by Commissioner Grissom and **passed** by a voice vote of 7 to 1 with Commissioner Perantoni voting “no”.

VIII. OLD BUSINESS

- A. **P.Z. 17-2007 City of Chesterfield (Industrial and Commercial Districts and Uses)**: An ordinance repealing Section 1003.140 “PC” Planned Commercial District and Section 1003.150 “PI” Planned Industrial District of the City of Chesterfield Zoning Ordinance and creating new Section 1003.140 “PC” Planned Commercial District and Section 1003.150 “PI” Planned Industrial District. Additionally, the ordinance creates Section 1003.146 “NB” Neighborhood Business District, Section 1003.147 “UC” Urban Core District, and Section 1003.152 “LI” Light Industrial District within the City of Chesterfield.

Project Planner Justin Wyse stated this petition was presented at a Public Hearing on February 23, 2009. At that time, several issues were identified and the project was referred back to the Ordinance Review Committee. The issues, as well as the recommendations from the Ordinance Review Committee, are identified in the Staff Report.

Staff is asking for clarification on one remaining open issue with respect to several of the uses within the Light Industrial District. Staff feels that these uses may be more commercially oriented and may not be appropriate in a straight zoned, light industrial district.

Chair Hirsch noted that in the previous Work Session Commissioner Perantoni raised an issue with a particular use definition. He recommended that the list of definitions be attached as an Exhibit to all of the Ordinances.

Commissioner Watson made a motion to approve P.Z. 17-2007 City of Chesterfield (Industrial and Commercial Districts and Uses). The motion was seconded by Commissioner Grissom.

Commissioner Watson then amended his motion to eliminate the following uses from the Light Industrial District:

- **Animal grooming service**
- **Automotive retail supply**
- **Day care center, adult**
- **Day care center, child**
- **Farmers market**
- **Office, dental**
- **Office, medical**
- **Restaurant, fast food**
- **Restaurant, take-out**
- **Veterinary clinic**

Commissioner Grissom accepted the amendment.

Commissioner Watson further amended his motion to have the list of definitions become an exhibit to all of the subject Districts. Commissioner Grissom accepted the amendment.

City Attorney Heggie referred to “*Telecommunications tower or facility*” listed as Permitted Use #27 in the Light Industrial District. He questioned whether this use should be eliminated from the ordinance so that a petitioner is not allowed access to this use under straight zoning. During discussion, it was noted that a Petitioner would still need approval of a Telecommunications Siting Permit for a telecommunications tower or facility. Mr. Wyse suggested that the use be moved from a “Permitted Use” to a “Conditional Use”.

Commissioner Watson then amended his motion to amend Section 1003.152 Light Industrial District as follows:

Section 3.A. “Permitted Uses”:

(27) Telecommunications tower or facility

Section 3.C. “Conditional Uses”:

(4) Telecommunications tower or facility

Commissioner Grissom accepted the amendment.

Upon roll call, the vote to approve P.Z. 17-2007, as amended, was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

Chair Hirsch thanked Mr. Wyse and Staff for all “their efforts on this major recommendation to the City”.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

- A. Comprehensive Land Use Plan Committee** – Chair Hirsch announced that the Committee is scheduled to meet on April 14th at 3:00 p.m. A representative of MoDOT will be present to discuss the 141 expansion project.

XI. MISCELLANEOUS

Chair Hirsch stated that Councilmember Dan Hurt was unable to attend tonight's meeting. He then expressed the Planning Commission's appreciation to Councilmember Hurt for his many years of service to the City noting his "wisdom and input into the planning and zoning process".

Commissioner Geckeler thanked the Staff for noting the City Arborist's review of the landscape plans that are submitted. She feels that the Arborist's review is very helpful.

Chair Hirsch added that the Commission appreciates the new format of the Staff Reports for the Site Plan Committee and finds the additional information very useful.

XII. ADJOURNMENT

The meeting adjourned at 7:19 p.m.

Michael Watson, Secretary