

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
WEDNESDAY - MAY 30, 2007  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. P.Z. 20-2007 Buchholz Mortuaries, Inc. (2211 Clarkson):** A request for a change of zoning from a "R1" Residence District with a Conditional Use Permit to a "PC" Planned Commercial District for an approximately 3.26 acre parcel of land located at 2211 Clarkson Road, at the intersection of Clarkson Road and Wilson Road.

*The public may speak on this item tonight. There will be no vote taken tonight.*

- B. P.Z. 23-2007 Wood Lake Section 3 (Children Discovery Learning Center):** A request for a Conditional Use Permit to add Child Care Center as a permitted use for an approximately 1.00 acre tract of land located at 940 Wood Mill Road, south of the intersection of Woods Mill Road and Olive Boulevard.

*The public may speak on this item tonight. There will be no vote taken tonight.*

**V. APPROVAL OF MEETING MINUTES**

- A.** Approval of May 14, 2007 Planning Commission Minutes

**VI. PUBLIC COMMENT**

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **17109 Bluffview Ridge Court**: House addition on the east side of an existing home zoned "R-2" Residence District with a "PEU" procedure, located at 17109 Bluffview Ridge Court in the Bluffs of Wildhorse Subdivision.

*The Planning Commission may vote on this item tonight.*

- B. **Insituform (17999 Edison Avenue)**: Monument Sign for a parcel of land zoned "M-3" Planned Industrial District located at the northeast corner of Edison Avenue and Goddard Avenue.

*The Planning Commission may vote on this item tonight.*

- C. **Stoneridge Office Building**: An Amended Site Development Plan and a Sign Package for a 9.3 acre parcel of land zoned "PC" Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane.

*The Planning Commission may vote on this item tonight.*

- D. **Wilson Creek Subdivision**: Record Plat for a 20.6 acre parcel zoned "E One Acre" Estate Residence District located on the south side of Wild Horse Creek Road and west of Wilson Road.

*The Planning Commission may vote on this item tonight.*

## VIII. OLD BUSINESS

- A. **P.Z. 25-2006 Simply Storage (OB Development, LLC)**: A request for a change of zoning from a Non-Urban "NU" to a Planned Industrial "PI" for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

*The Planning Commission may vote on this item tonight.*

- B. P.Z. 18-2007 Stoneridge Office Building (Ordinance Amendment):** A request for an amendment to City of Chesterfield Ordinance 2145 to amend the parking requirements for a 9.3 acre "PC" Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane (19R610400 and 19R620025)

*Staff will discuss issues with the Planning Commission. The Planning Commission may vote on this item tonight.*

- C. Proposed Amendments to the By-Laws of the Planning Commission.**

*The Planning Commission may vote on this item tonight.*

**IX. NEW BUSINESS**

- A. Appointment of Nominating Committee**

**X. COMMITTEE REPORTS**

**XI. ADJOURNMENT**

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.