



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 11, 2012**

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Laura Lueking
Ms. Debbie Midgley
Mr. Stanley Proctor
Mr. Michael Watson
Mr. Steven Wuennenberg
Acting Chair Bruce DeGroot

Mayor Bruce Geiger
Councilmember Randy Logan, Council Liaison
Harry O'Rourke, representing City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Shawn Seymour, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Ms. Amy Nolan
Mr. Robert Puyear

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Acting Chair DeGroot acknowledged the attendance of Mayor Bruce Geiger and Councilmember Randy Logan.

IV. PUBLIC HEARINGS – Commissioner Proctor read the “Opening Comments” for the Public Hearing.

A. P.Z. 06-2012 143 Long Road (Long Road Dental): A request to amend City of Chesterfield Ordinance 2510 to modify the list of permitted land uses on a 0.5 acre tract of land zoned “PI” Planned Industrial District located on the west side of Long Road, south of the intersection of Chesterfield Airport Road and Long Road (17U120221).

STAFF PRESENTATION:

Senior Planner Shawn Seymour gave a PowerPoint presentation showing photographs of the site and surrounding area. Mr. Seymour stated the following:

- All Public Hearing notification requirements per State statute and City Ordinance were met.
- The site is currently developed with a multi-user office building.
- The site was zoned “M3” Planned Industrial District by St. Louis County prior to the City’s incorporation. In 2006, the City approved a Zoning Map Amendment to zone the site “PI” Planned Industrial District.
- In 2009, an Ordinance Amendment was approved, which removed a cap on the density of the site and modified a setback along Long Road
- Also in 2009, a Site Development Plan was approved for a 4,600 square foot building and 18 parking spaces with associated lighting and landscaping.
- Current Permitted Land Uses:
 1. Office, general.
 2. Office, dental.
 3. Office, medical.
- The Petitioner has vacancies in the building and is unable to lease them with the current land uses. He is requesting the addition of the following land uses:
 1. Professional and technical service facility, with accessory retail.
 2. Financial Institution.
 3. Laboratories, professional scientific.
 4. Dry cleaning establishment.
- The requested land uses are parked at a maximum of 3.5 spaces/1,000 square feet, which would allow any of the uses to move into the existing building and not cause any parking conflicts. These uses are also found throughout this area of the Chesterfield Valley.
- The adjacent zoning is similar to the site’s “PI” Planned Industrial zoning.
- The Comprehensive Land Use Plan delineates the site as *Mixed Use, Retail/Office/Warehouse*.
- Issues

At the time meeting packets were prepared, the City had not yet received comments from St. Louis County; the required letter has now been obtained.

DISCUSSION

Commissioner Lueking referred to the requested use of *dry cleaning establishment* and questioned whether there are any chemical requirements related to such a use. Mr. Seymour explained that the *dry cleaning establishment* use is defined in the City’s ordinance as a facility for the drop-off and pick-up of cleaning. To conduct the actual dry cleaning of clothing, the land

use of *dry cleaning plant* would be required – such a use would not be permitted at the subject site.

PETITIONER’S PRESENTATION:

Mr. Jack Wolf, 139 Long Road, Chesterfield, MO.

Mr. Wolf stated that two of the three units in the existing building are currently vacant and indicated that he was available for any further questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

Because no issues were raised, Mr. Seymour stated that Staff would prepare a draft Attachment A for the next meeting.

Commissioner Proctor read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Lueking made a motion to approve the minutes of the **May 30, 2012 Planning Commission Meeting**. The motion was seconded by Commissioner Watson and **passed** by a voice vote of 5 to 0 with **Commissioners DeGroot and Midgley** abstaining.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Spirit Trade Center, Lots 2 & 3 (MoHELA) ASDSP II**: An Amended Site Development Section Plan, Landscape Plan and Lighting Plan for a 14.3 acre tract of land zoned “M3” Planned Industrial District located on the south side of Chesterfield Airport Road immediately west of its intersection of Spirit Drive (17V330276 & 17V330265).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for **Spirit Trade Center, Lots 2 & 3 (MoHELA) ASDSP II**. The motion was seconded by Commissioner Geckeler and **passed** by a voice vote of 7 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road)**: A request for an Ordinance Amendment in a "PC" Planned Commercial District of 6.172 acres in size and located north of US Highway 40/Interstate 64 and immediately east of its intersection with Boones Crossing (17U620172 & 17U620183).

Ms. Aimee Nassif, Planning and Development Services Director reported that the Department received a request this afternoon from the Petitioner to hold the project until a later date.

Commissioner Watson made a motion to table **P.Z. 05-2012 CVPBA III (17298 & 17280 North Outer 40 Road)**. The motion was seconded by Commissioner Proctor and **passed** by a voice vote of 7 to 0.

IX. NEW BUSINESS

A. Election of Officers

Commissioner Geckeler stated that the Nominating Committee has proposed the following slate of officers for the upcoming year:

Chair	Mike Watson
Vice-Chair	Stanley Proctor
Secretary	Bruce DeGroot

The above individuals accepted the nominations and no other nominations were proposed.

Commissioner Lueking made a motion to approve the nominations. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Bruce DeGroot, Secretary