



**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
JULY 8, 2013**

The meeting was called to order at 7:04 p.m.

**I. ROLL CALL**

**PRESENT**

**ABSENT**

Ms. Wendy Geckeler  
Ms. Laura Lueking  
Ms. Debbie Midgley  
Ms. Amy Nolan  
Mr. Stanley Proctor  
Mr. Robert Puyear  
Mr. Steven Wuennenberg  
Chair Michael Watson

Mayor Bob Nation  
Councilmember Connie Fults, Council Liaison  
City Attorney Rob Heggie  
Ms. Aimee Nassif, Planning & Development Services Director  
Mr. John Boyer, Senior Planner  
Ms. Purvi Patel, Project Planner  
Ms. Sarah Wieder, Planning Intern  
Ms. Mary Ann Madden, Recording Secretary

**II. PLEDGE OF ALLEGIANCE**

**III. SILENT PRAYER**

Chair Watson acknowledged the attendance of Mayor Bob Nation; Councilmember Connie Fults, Council Liaison; and Councilmember Bruce DeGroot, Ward IV.

**IV. PUBLIC HEARINGS – None**

**V. APPROVAL OF MEETING SUMMARY**

Commissioner Puyear made a motion to approve the Meeting Summary of the May 29, 2013 Planning Commission Meeting. The motion was seconded by Commissioner Lueking and **passed by a voice vote of 8 to 0.**

## VI. PUBLIC COMMENT

### A. P.Z. 08-2013 16889 Chesterfield Airport Rd.:

Mr. David Volz, Volz Engineering, 10849 Indian Head Industrial Boulevard, St. Louis, MO stated he was available for any questions.

## VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS - None

## VIII. OLD BUSINESS

### A. P.Z. 08-2013 16889 Chesterfield Airport Rd.: A request for a zoning map amendment from "M-3" Planned Industrial District to "PC" Planned Commercial District for 0.709 acres located on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Senior Planner John Boyer stated that the Public Hearing for this petition was held on May 13, 2013 at which time three issues were raised by the Commission. These issues have been addressed by the Petitioner, whose response is included in the meeting material. All Staff's comments have also been addressed.

### DISCUSSION

Commissioner Lueking noted that the *hours of operation* for this development are not restricted and asked whether other businesses in the area have restricted hours.

Ms. Aimee Nassif, Planning and Development Services Director replied that the Attachment A uses the generic language that *hours of operation shall not be restricted*. The language is included as a placeholder for the Commission and City Council to review and change if so desired. She noted that several nearby developments have restricted hours of 6:00 a.m. to 11:00 p.m.; however the developments directly to the east and west of the subject site do not have restricted hours.

Councilmember Fults stated that she thinks normal business hours are appropriate for this development.

Ms. Nassif pointed out that those businesses in the area that have restricted hours are permitted to be open from 6:00 a.m. to 11:00 p.m. or midnight.

After consultation with the Petitioner, Mr. Boyer advised the Commission that the Petitioner is agreeable to operating hours of 6:00 a.m. to midnight.

Councilmember Fults questioned the closing time of midnight; she felt the hours of operation should be 6:00 a.m. to 11:00 p.m. to be consistent with the other businesses in the area. Mr. Boyer stated that the Petitioner is agreeable to a closing time of 11:00 p.m.

Commissioner Lueking made a motion to amend Section I.A.2 of the Attachment A as follows:

*Hours of operation for this "PC" District shall ~~not be restricted~~ be 6:00 a.m. to 11:00 p.m.*

The motion was seconded by Commissioner Geckeler.

Ms. Nassif pointed out that last year City Council approved extended holiday hours for retail developments and asked if the Planning Commission would like to include language in the Attachment A relative to extended holiday hours for this development.

City Attorney Heggie asked if the maker and seconder of the motion are agreeable to such an amendment. Both Commissioners Lueking and Geckeler indicated their agreement.

City Attorney Heggie then stated that the motion on the floor is as follows:

Section I.A.2. of the Attachment A is amended to read: *Hours of operation for this "PC" District shall ~~not be restricted~~ be 6:00 a.m. to 11:00 p.m.* Staff is also directed to include language in the Attachment A to allow for *extended holiday hours*.

**The vote on the motion passed by a voice vote of 6 to 2 with Commissioners Proctor and Puyear voting "no".**

**Commissioner Lueking then made a motion to approve P.Z. 08-2013 16889 Chesterfield Airport Road, as amended.** The motion was seconded by Commissioner Wuennenberg.

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

**Aye: Commissioner Nolan, Commissioner Proctor, Commissioner Puyear, Commissioner Wuennenberg, Commissioner Geckeler, Commissioner Lueking, Commissioner Midgley, Chair Watson**

**Nay: None**

**The motion passed by a vote of 8 to 0.**

- B. **P.Z. 11-2013 346 N. Eatherton Rd:** A request for a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a 3.043 acre tract of land located approximately 550 feet southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430024).

Project Planner Purvi Patel stated that the Public Hearing for this petition was held on May 29, 2013. At that time, Staff had three open items: obtaining outstanding Agency comments, obtaining comments from the City of Wildwood; and a minor amendment to the Preliminary Plan. All these issues have been addressed.

#### DISCUSSION

Commissioner Wuennenberg asked for confirmation that (1) the two existing buildings on the property will remain, (2) the site will be fenced, and (3) the blacktop area will be extended. Ms. Nassif replied that this is the Petitioner’s intent but it is not guaranteed; the petition before the Commission is to allow the *landscape business use* for the site.

**Commissioner Puyear made a motion to approve P.Z. 11-2013 346 N. Eatherton Rd.** The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

**Aye: Commissioner Proctor, Commissioner Puyear,  
Commissioner Wuennenberg, Commissioner Geckeler,  
Commissioner Lueking, Commissioner Midgley,  
Commissioner Nolan, Chair Watson**

**Nay: None**

The motion **passed** by a vote of 8 to 0.

#### IX. NEW BUSINESS

##### A. Election of Officers

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

Chair	Mike Watson
Vice-Chair	Stanley Proctor
Secretary	Steve Wuennenberg

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

Commissioner Lueking made a motion to approve the nominations by acclamation. The motion was seconded by Commissioner Wuennenberg and **passed** by a voice vote of 8 to 0.

**B. Committee Assignments**

Chair Watson announced that the new Committee Assignments would be emailed to the Commission members.

**X. COMMITTEE REPORTS - None**

**XI. ADJOURNMENT**

The meeting adjourned at 7:20 p.m.

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Steve Wuennenberg, Secretary