

V.A.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 8, 2008**

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

I. ROLL CALL

PRESENT

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

ABSENT

Mr. Stanley Proctor

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Ms. Mara Perry, Senior Planner
Ms. Susan Mueller, Principal Engineer
Mr. Charlie Campo, Project Planner
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch welcomed Webelos Scouts, Pack 782. He then acknowledged the attendance of Councilmember Dan Hurt, Council Liaison; Councilmember Gene Schenberg, Ward I; Councilmember Bruce Geiger, Ward II, and City Administrator Mike Herring.

IV. PUBLIC HEARINGS – Commissioner Banks read the “Opening Comments” for the Public Hearings and Chair Hirsch explained the Public Hearing process to the audience.

A. P.Z. 08-2008 Tpheris Israel Chevra Kadish Congregation: A request for a change of zoning from “NU” Non-Urban to “R2” Residence District for a 4.94 acre tract of land located at 14550 Ladue Road, west of the intersection of Ladue Road and Green Trails. (17R220443)

STAFF PRESENTATION:

Ms. Annissa McCaskill-Clay, Lead Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. McCaskill-Clay stated the following:

- All Public Hearing notification requirements were met.
- A small parcel of land immediately adjacent to Brayhill Court is owned by the Congregation and is zoned “R2”.
- The Congregation also owns a larger parcel of land currently zoned “NU” and is requesting that it be rezoned to “R2”.
- Access to the subject site is from Ladue Road.
- The City of Chesterfield’s Comprehensive Plan designates the area as “Residential Single-Family”. This is a Conceptual Land Use Category consisting of “Single-Family, Attached and Detached Dwellings”.

PETITIONER’S PRESENTATION:

1. Mr. John King, Attorney representing Tpheris Israel Chevra Kadish Congregation, 7701 Forsyth, Clayton, MO stated the following:

- They are proposing to build an addition to the existing temple, which will be a new sanctuary for the temple. The sanctuary will be approximately 5,000 square feet in size.
- The Congregation is requesting the rezoning to “R2” to match the zoning of the smaller parcel of land owned by the Congregation, which is adjacent to Brayhill Court.
- The zoning is being requested because the setback between two different zoning lines is greater than what the Congregation wants at this location. If the site is not rezoned, it would force them to put the parking further to the south - making it closer to the adjacent neighborhood.
- Additional parking is being proposed along the west side of the development.
- All new landscaping will be done on the site with very few trees being removed. Some brush and trees will be removed on the west property line and in the area where the new parking is being proposed. The remaining trees will be maintained.

- Because of the heavy topography and storm water creek on the east side of the site, no plans are made for development of this area – all trees will remain in this area.
- The existing “Non-Urban” zoning allows the Congregation to appear before the Commission for Site Plan approval without any rezoning.
- They intend to keep the sidewalk that comes in off of Brayhill into the subject site.
- The temple is used on Friday and Saturday evenings with 20-25 people attending on Fridays and 100-150 people attending on Saturdays. The existing school of 9th and 10th graders has a total of 19 students.
- The vehicular entrance will continue to be from Ladue Road with no vehicular entrance from the adjacent cul-de-sac.
- If the Commission desires, the Petitioner is willing to rezone the smaller “R2” parcel to “NU” in order to insure the adjacent residents that attached single-family residences and/or dormitories will not be built on the site.

Chair Hirsch asked if the Petitioner has any objections to stipulations being included regarding single family dwellings. Mr. King replied that they have no objections to such stipulations. Ms. Nassif clarified that the subject rezoning would be a straight zoning so there will be no Attachment A for the project. Mr. King also noted that “R2” zoning does not allow for attached housing or dormitories.

2. Mr. David Colvin, Engineer for the project, 11920 Westline Industrial Drive, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION:

1. Ms. Melenie Broyles, 231 Brayhill Court, Chesterfield, MO noted that her home is on the south side of Brayhill about 4-5 houses down from the circle. She then stated the following:
 - She is not opposed to the Congregation having more parking because currently parking is taking place on the lot adjacent to Brayhill Court (lot 11). In addition, Brayhill Court is being used for parking.
 - She would like it stipulated that there is to be no entrance to the subject site from Brayhill Court. She asked that a permanent structure be constructed to prevent entrance from Brayhill Court.

Because of concerns raised about the proposed rezoning of the property behind Lots 5-8, Chair Hirsch suggested that interested citizens review the City’s zoning ordinance for “R2”, which can be found on the City’s website. The ordinance for “R2” zoning outlines what is allowed, and what is not allowed.

City Attorney Heggie asked what the residents would propose to block off the adjacent lot from the cul-de-sac. It was suggested that a physical barrier, which

may be landscaping, be constructed to prevent people from driving over the lawn.

2. Mr. Pete Claudin, 224 Brayhill Court, Lot 7, Chesterfield, MO stated the following:

- He was glad to hear that no plans are being made to develop the land behind his property.
- He asked for clarification on the setbacks with respect to the zoning.

It was clarified that if the property is not rezoned to “R2”, the Congregation could not configure the parking as proposed – the parking would have to move closer to the cul-de-sac. Having the property all under one zoning category allows the parking to be moved away from the cul-de-sac. With the “R2” zoning in place, the Congregation would be required to provide a barrier that would shield the adjacent properties from the parking lot.

Mr. Claudin then noted that the area has very poor drainage and that the existing parking lot is in very bad repair. He questioned how proper drainage would be insured. Chair Hirsch stated that Improvement Plans for the site will be reviewed by the City’s Engineering Staff to make sure they are compliant with City standards.

3. Mr. Glenn Fisher, 242 Brayhill Court, Chesterfield, MO passed on speaking.

4. Mr. Mike Horton, Trustee of Ladue Trails Subdivision, 14151 Ladue Road, Chesterfield, MO stated the following:

- Asked that the property behind Lots 5-8 be removed from the rezoning since it has been stated that this land won’t be developed.
- Asked if there will be any requirements for the Congregation to maintain its property. Speaker noted the following maintenance issues:
 - The dam to the community lake was not properly maintained.
 - The parking lot is overgrown and has been in need of repair for many years.
 - The south side of the building has had much debris and unsightly views over the years.

5. Mr. David Freyman, 230 Brayhill Court, Lot 8, Chesterfield, MO stated the following:

- He expressed concern about the property behind his home being developed because of the difficult topography. He noted that there is a drop-off of about 20-30 feet behind his property. There is also a creek that runs through the site.
- He expressed concern that any future construction on the site would adversely affect his property.

- He encouraged the Petitioner to remove this portion of the site from the rezoning request, or encouraged the City to insure that the land is not developed because of its difficult topography.
- Considering the parking being proposed on Lot 11, Speaker asked if this would prevent any future residential and/or commercial development of the lot.
- Speaker then thanked Ms. McCaskill-Clay for her assistance in responding to his questions and phone calls.

Councilmember Hurt pointed out that “NU” zoning is not recognized by the Courts and felt that the residents would be better protected by having the subject “NU” property rezoned to residential. City Attorney Heggie added that the City’s overall goal has been to reduce, where possible, the amount of “NU”-zoned property.

SPEAKERS – NEUTRAL: None

RESPONSE:

1. Mr. King responded to the issues raised:
 - Parking: They can install bollards at the end of the cul-de-sac to prevent cars from getting through to the adjacent parking lot. Landscaping will also be provided in this area to work as a barrier to, and a screening of, the parking lot.
 - Drainage: The parking lot will be new and the drainage will be taken care of by Clayton Engineering. The drainage will have to be approved by both MSD and the City’s Engineering Staff.
 - Development of the property behind Lots 5-9: It is “basically impossible” to develop this property because of the storm water creek on the site and because of the severe grades on the site.
 - Maintenance of the site: The Synagogue has been given a large bequest to help build the sanctuary and is now in a position to keep the site properly maintained.

Mr. King then offered to deed restrict the property behinds Lots 5-9 to prevent it from being developed.

ISSUES:

1. Use of the Brayhill lot as a driveway for entry to the subject site.
2. Barrier to the parking lot: *Addressed by the parking standards in the Zoning Ordinance requiring a landscaped barrier and by the Petitioner proposing to add bollards.*
3. Clarification of the setbacks: *Addressed by Staff.*
4. Drainage – how would drainage affect Lots 5-9?
5. How would any construction behind Lots 5-9 affect these lots? *Addressed by the Petitioner offering to provide a deed restriction on this property.*
6. Maintenance of the site

7. The ability to build on Lot 11: *Ms. McCaskill-Clay stated that Lot 11 is just under one-half of an acre so with the proposed parking, there would be no ability to place a home on this lot.*

- B. **P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.)**: A request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

STAFF PRESENTATION:

Ms. Mara Perry, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Perry stated the following:

- The site was posted per State statute, as well as Department of Planning & Public Works requirements.
- The uses in the existing Ordinance are quite restrictive (shown in "A.1-4" below) and these uses are restricted with a definition (defined in "B" below).
- **I. CURRENT PERMITTED USES ON THE SITE:**
 - A. The uses allowed in this "PC" Planned Commercial District shall be:
 - 1. Associated work and storage areas required by a business, firm, or service to carry on business operations.
 - 2. Film drop-off and pick-up stations.
 - 3. Permitted signs (See Section 1003.168 'Sign Regulations').
 - 4. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.
 - B. The above-mentioned uses shall be restricted to a drug store, defined as a business of apothecary or druggist or pharmacy where drugs or medicines are compounded or dispensed by a state licensed pharmacist and may include the selling at retail of sundries such as stationery, magazines, cosmetics, and assorted household goods commonly sold in supermarkets, markets, and grocery stores.
- **I. PROPOSED PERMITTED USES (new use shown in bold):**
 - 1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Associated work and storage areas required by a business firm, or service to carry on business operations.
 - b. Film drop-off and pick-up stations.
 - ~~3. Permitted signs (See Section 1003.168 'Sign Regulations').~~
 - c. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises.
 - d. **Medical Offices**

- Due to the strict definition of the current uses, Walgreen's Chesterfield is not allowed to put a "Take Care Clinic" within its existing building.
- "Permitted signs" is being removed as a use because the Attachment A now includes "Section F – Sign Requirements".
- Because the existing Ordinance has a restriction on the definition of "drug store" and uses a-c were restricted within the definition, an additional definition is proposed as follows (**changes shown in bold**):
 2. The above uses **in the "PC" Planned Commercial District shall be restricted as follows:**
 - a. **Uses a-c above** shall be restricted to a drug store, defined as a business of apothecary or druggist or pharmacy where drugs or medicines are compounded or dispensed by a state licensed pharmacist and may include selling at retail of sundries such as stationery, magazines, cosmetics, and assorted household goods commonly sold in supermarkets, markets, and grocery stores.
 - b. **Use d above shall be restricted to a medical clinic located within the drug store, defined as a facility for examining and treating patients with medical issues on an outpatient basis only.**
- The subject site is located in the Urban Core land use designation.
- The Petitioner is not proposing any changes to the Site Plan or any changes to the existing building. The use will go into the existing building and will be an interior finish only. The proposed new use will be less than 2% of the existing building footprint.

Chair Hirsch suggested that language be included that would specifically exclude "outpatient surgery" at the subject site. Ms. Nassif replied that Staff has no concern with such an exclusion.

PETITIONER'S PRESENTATION:

1. Jacob Moss, Nova Group Architects, 6312 Hazelwest Court, Hazelwood, MO stated the following:
 - They are requesting an amendment to their existing Ordinance to allow an in-store health clinic.
2. Sue Ferbet, 7750 Old Lemay Ferry Road, Barnhart, MO stated the following:
 - They have no intention of performing outpatient surgeries or sedations at the subject site.
 - They have no issue with adding language to the Ordinance that would exclude outpatient surgery.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

RESPONSE: None

ISSUES:

1. Add “*excluding surgeries*” to the definition.

Commissioner Banks read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Watson made a motion to approve the minutes of the August 25, 2008 Planning Commission Meeting, as corrected on page 9 as follows:

Commissioner Geckeler requested that the **Planning Commission** liaison to the Architectural Review Board make a formal presentation to the **Planning Commission Site Plan Committee**, similar to what the **Planning Commission** liaison does at the **Planning & Public Works Committee meetings**.

The motion was seconded by Commissioner Nolan and **passed by a voice vote of 8 to 0**.

VI. PUBLIC COMMENT

A. Valley Gates Subdivision lot 2 (Value Place Hotel):

Petitioner:

1. Mr. Chris Harlow, Howard & Helmer Architects, 7400 West 110th Street, Ste. 650, Overland Park, KS stated the following:
 - It is their intention to work with Staff’s suggestions and comments to come up with an acceptable design for the front portico of the proposed hotel to best fit the needs of the City of Chesterfield.

B. P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC)

Petitioner:

1. Mr. Bill Remis, 17107 Chesterfield Airport Road, Chesterfield, MO stated that the Petitioner proposes the following changes to the “Attachment A” **(changes shown in bold):**
Section A. “Permitted Uses”

- t. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles except that trucks (except pick up trucks **and SUVs**), trailers, construction equipment, agricultural equipment and boats shall be stored indoors only.
 - u. Sales, servicing, repairing, cleaning, renting, leasing, ~~and necessary outdoor storage~~ of equipment and vehicles used by business, industry, and agriculture.
 - The Petitioner is also requesting the following changes to the “Performance Standards” (**changes shown in bold**).
 - Open Space: From 40% to **30%**.
 - Height Restriction: From two stories to **three stories, or 45 feet** *Petitioner noted that this is the same limitation placed on the River Crossing development (Lamborghini development) next door to the subject site.*
 - Setback Restriction to the “NU” property to the west: From 35 feet to **10 feet**.
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C. P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC):

Petitioner:

1. Mr. Bill Remis, 17107 Chesterfield Airport Road, Chesterfield, MO was available for questions.
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D. P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.):

Petitioner:

1. Mr. Bill Remis, 17107 Chesterfield Airport Road, Chesterfield, MO was available for questions.
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E. P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway)

Petitioner:

1. Mr. Jacob Moss, Nova Group Architects, 6312 Hazelwest Court, Hazelwood, MO was available for questions.

2. Ms. Sue Ferbet, 7750 Old Lemay Ferry Road, Barnhart, MO was available for questions.
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VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- B. **Bonhomme Presbyterian Church**: An Amended Site Plan, Landscape Plan and Architectural Elevations for an 8.73 acre "NU" Non-Urban District-zoned tract of land located at 14820 Conway Road, east of its intersection with Chesterfield Parkway East.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Plan, Landscape Plan and Architectural Elevations for **Bonhomme Presbyterian Church**. The motion was seconded by Commissioner Grissom and **passed by a voice vote of 8 to 0.**

- C. **Kraus Farm Office Center (Opus Northwest)**: A Site Development Concept Plan and Conceptual Landscape Plan for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan and Conceptual Landscape Plan for **Kraus Farm Office Center (Opus Northwest)**. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 8 to 0.**

- D. **Kraus Farm Office Center/Building A (Opus Northwest)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan for **Kraus Farm Office Center/Building A (Opus Northwest)**. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 8 to 0.**

- E. **Mark Andy Inc.:** An Amended Site Development Concept Plan, Conceptual Landscape Plan, Tree Stand Delineation Plan, and Tree Preservation Plan, for a 23-acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan, Conceptual Landscape Plan, Tree Stand Delineation Plan, and Tree Preservation Plan for **Mark Andy Inc.** with the condition that Tree #38 be saved. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 8 to 0.

- F. **Spirit Valley Business Park, Lot 12 (Chesterfield Fence):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Commissioner Watson, representing the Site Development Section Plan, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **Spirit Valley Business Park, Lot 12 (Chesterfield Fence)** with the condition that the two recommendations from the Architectural Review Board be included. The motion was seconded by **Commissioner Geckeler** and **passed** by a voice vote of 8 to 0.

- G. **Valley Gates Subdivision lot 2 (Value Place Hotel):** Architectural Elevations for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Architectural Elevations with an amendment of a hard front on the overhang entry; masonry columns; and a ceiling added to the entry for **Valley Gates Subdivision lot 2 (Value Place Hotel)**.

In light of the Petitioner's earlier comments that he intends to work with Staff to develop additional changes to the architectural elevations, **City Attorney Heggie** recommended that the Commission hold the Architectural Elevations until the next meeting.

Commissioner Watson then withdrew his motion.

Commissioner Grissom made a motion to hold the Architectural Elevations for Valley Gates Subdivision lot 2 (Value Place Hotel) until the next meeting. The motion was seconded by Commissioner Puyear and **passed by a voice vote of 8 to 0.**

- H. **Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2)**: A request for approval of a monument sign for a medical office building in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of a monument sign for Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2). The motion was seconded by Commissioner Grissom and **passed by a voice vote of 8 to 0.**

VIII. OLD BUSINESS

- A. **P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC)**: A request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 6.7 acre tract of land located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing. (17U510028)

Project Planner Charlie Campo stated that a Public Hearing was held for this project on April 28, 2008 at which time several issues were identified. Mr. Campo then reviewed the issues as outlined in the Staff Report:

1. The Petitioner has submitted changes to uses u. and t. as follows:
Use u.
"Sales, servicing, repairing, cleaning, renting, leasing, ~~and necessary outdoor storage~~ of equipment and vehicles used by business, industry, and agriculture."
Use t.
*"Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles except that trucks (except pick up trucks **and SUVs**), trailers, construction equipment, agricultural equipment and boats shall be stored indoors only.*
2. The Petitioner is requesting **30% open space** in lieu of the 40% open space required by Ordinance 1747. This will require a separate vote by the Planning Commission.
3. The Petitioner is requesting a **15-foot setback** from the western boundary in lieu of the required 35-foot setback. This will require a separate vote by the Planning Commission.

4. The Petitioner has withdrawn his request for a 30-foot setback from the southern boundary along Chesterfield Airport Road and accepts the required 100-foot setback.
5. The Petitioner has withdrawn his request for a 10-foot parking setback from the southern boundary along Chesterfield Airport Road and accepts the required 30-foot wide landscape buffer strip.
6. The Petitioner is requesting a maximum building height of **three stories, or 45 feet** in lieu of the required two stories. This will require a separate vote by the Planning Commission.

B. P.Z. 18-2008 City of Chesterfield (Architectural Review Board): An ordinance repealing section 1003.177 of the City of Chesterfield Zoning Ordinance and creating a new section to address the Architectural Review Board Policies, Procedures and Architectural Standards.

Ms. Mara Perry, Senior Planner, stated that the Public Hearing was held on August 11, 2008 at which time issues were identified regarding consistency of language relative to how materials are handled on all sides of a building. This issue has been addressed on the charts on pages 9 and 11 regarding "Residential Architecture" and "Specific Requirements for the Chesterfield Valley". It was noted that the requirements outlined in the Chesterfield Valley section are in addition to all the other required standards.

Staff received an e-mail this morning from the Chair of the Architectural Review Board suggesting amendments to the document. One of the concerns expressed is that the some of the definitions in Section B. do not appear in the document. After review by Staff, it was determined that definition #6 - "Proportion" is the only term that does not appear throughout the document. Staff will remove this definition from the document.

The suggested amendments are under review by the City Attorney. During discussion, some of the Commission members expressed concern about voting on the petition prior to the document being finalized.

Commissioner Watson made a motion to hold P.Z. 18-2008 City of Chesterfield (Architectural Review Board) until the next meeting. The motion was seconded by Commissioner Banks and **passed by a voice vote of 8 to 0.**

C. P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC): A request for a change of zoning from an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 3.122 acre tract of land located southeast of the Chesterfield Airport Rd. and Trade Center Blvd. intersection (17V340143).

Mr. Shawn Seymour, Project Planner, stated that the Public Hearing was held on August 25, 2008 at which time two issues were identified, and addressed, as follows:

1. Would the Petitioner be willing to remove some of the proposed uses that may not be feasible considering the surrounding development? *The Petitioner has removed use (ss) "Railroad switching yards" and use (III) "Terminals for trucks, buses, railroads, and watercraft".*
2. Planning Commission requested that Staff provide a list of the approved uses of the surrounding developments. *A list has been attached to the Staff Report.*

Commissioner Puyear made a motion to approve P.Z. 19-2008 Spirit Trade Center Plat 2 Lot 15 (Joan Lee, LLC). The motion was seconded by Commissioner Watson.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

D. P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.): A request to amend City of Chesterfield Ordinance 1679 to amend the gross floor area and building height requirements for St. Louis Family Church, a 16.17 acre tract of land zoned "PI" Planned Industrial District located at the southwest corner of Chesterfield Airport Rd. and Valley Center Dr. (17U230302, 17U230311, 17U210180)

Mr. Charlie Campo, Project Planner, stated that the Public Hearing was held on August 25, 2008 at which time one issue was identified regarding the number of users in the educational wing at the same time as services are being held. The Petitioner has responded that 20 additional adults are typically present in the education wing during services. It was noted that this issue was raised with respect to parking on the site. Parking will be reviewed at the Site Plan stage.

With respect to landscaping along Chesterfield Airport Road, Mr. Campo stated that the parking lot pre-dates the landscape buffer requirements of the Tree Manual. A Landscape Plan will be submitted for review at the Site Plan stage.

Commissioner Watson made a motion to approve P.Z. 20-2008 St. Louis Family Church (101 & 139 Valley Center Dr.-17501 Edison Ave.). The motion was seconded by Commissioner Nolan.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

E. P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.): A request for an amendment to City of Chesterfield Ordinance 1863 to allow for an additional use for a 2.08 acre tract of land zoned "PC" Planned Commercial District located on Chesterfield Parkway East between Swingley Ridge Road and Olive Boulevard. (18S240476)

Ms. Mara Perry, Senior Planner, stated that Staff recommends that Section I.A.2.b. regarding "Permitted Uses" of the Attachment A be amended as follows (**amendment shown in bold**):

*Use d. shall be restricted to a medical clinic located within the drug store, defined as a facility for examining and treating patients with medical issues on an outpatient basis only **excluding surgeries**.*

Commissioner Banks made a motion to approve P.Z. 21-2008 Walgreens Chesterfield (Chesterfield Parkway L.L.C.) with the recommended amendment to Section I.A.2.b. of the Attachment A. The motion was seconded by Commissioner Perantoni.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS – Upcoming Meetings:

- A.** Landscape Committee – Sept 25th, 3:00 p.m.
- B.** Ordinance Review Committee – Sept. 29th, 2:00 p.m.
- C.** Comprehensive Plan Committee – To be scheduled

XI. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Michael Watson, Secretary

DRAFT