

7-13-2017

Dear Commissioners:

The purpose of this letter is to convey the position of the residents of Woodfield Subdivision to the proposed development of a Briteworx Carwash adjacent to our subdivision. Our subdivision consists of sixty-six units occupied by well-informed active residents. At our semi-monthly homeowners meeting on June 14, we thoroughly discussed the proposed Briteworx Carwash. As a result of those discussions, several of the owners went door to door to poll all the units in Woodfield. That poll resulted in signatures from 53 of the 66 units in opposition to the Briteworx proposal. No resident was in favor of the development. The balance of the residents were not available at the time of the polling. Consequently, the overwhelming conclusion is that the residents of Woodfield are against the petition to change the zoning at the corner of Baxter and Clayton Roads to allow the construction of a Briteworx Carwash.

The following are our predominant reasons for our opposition:

Noise

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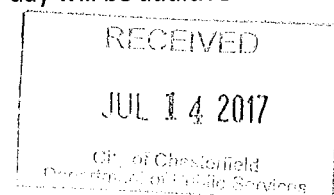
Water Run Off

We are extremely concerned that additional water run off will add to an already existing problem within Woodfield. We are aware that MSD will have input with respect to both stormwater and wastewater issues relating to the development. However, we continue to believe that the development will generate excess storm water, and that the volume of wash water, combined with carwash chemicals, (detergents, waxes and protectants) will adversely affect the sanitary sewer system in our area. Additional air pollution will be created since the proposed 300 cars/day will be running their engines while they go through the carwash tunnel versus turning the engine off when refueling.

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It is our firm position that the majority of the estimated 300 cars per day will be additive



because those customers will view the car wash as a destination, while customers of the gas station/convenience store are stopping because it is just that, a convenience to those already passing the gas station/convenience store.

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The Briteworx building as shown on the Chesterfield submittal and the existing building in Florissant, do not blend well with the surrounding buildings and residences. The newer buildings, such as Walgreens and the Homestead Mortgage company are brown/beige brick with subdued signage (these were issues addressed with Walgreens at the time that development was proposed). The Briteworx carwash is white with a brilliant blue sign and multiple lights.

Also, the sheer size of the Briteworx unit at 27 feet placed on top of a 22 foot retaining wall will dwarf the adjoining homes in Woodfield. All Woodfield residents will be severely impacted by such an intrusive disproportional structure.

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Conclusion

For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

Thank you for your consideration,

Sincerely,

Michelle Ferraro

2383 Baxter Way

Chesterfield, MO 63017

I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- 1 Daniel S. Beilly Daniel S. Reilly
- 2 Myra Ozerky MYRA OZERKY
- 3 Phil & Joyce Lomoneo
- 4 Rosemary Quigley ROSEMARY QUIGLEY
- 5 Robert L. Goldsmith
- 6 Elizabeth Diekhous
- 7 Shirley M. Schmitt SHIRLEY M. SCHMITT
- 8 Susan Forsberg
- 9 Adeline Osborne ADELINE OSBORNE
- 10 Michael & Anne Fogar MICHAEL FOGAR
- 11
- 12 Michel J. Ferris
- 13 Betty Morris Betty Morris
- 14 O'Neal Savard
- 15 Susan Kuntz
- 16 Lucinn T. Sams Lucinn T. Sams
- 17 Myrtle Dunslinger MYRTLE DUNSLINGER
- 18 Martlyn M. Atsworth MARTLYN M. ATSWORTH
- 19 Harvey Massarand HARVEY MASSARAND
- 20 Dan & Murphy DAN & MURPHY
- 21 Karen J. Smigala KAREN J. SMIGALA
- 22 Bruce Appleck BRUCE APPLECK
- 23
- 24

- 25 Kathleen McCaffrey
- 26 Mrs. Donald Mayberry
- 27 Jean Snyder
- 28 Debbie Berger & Dean Berger
- 29 Elizabeth Wright
- 30 Joseph & Jimmie Lebuski
- 31 Nick & John Galikow
- 32 Egan
- 33
- 34 Brian Fitt
- 35 Joni & Ron Bayle
- 36 Don Dewey
- 37 Steve & Marianne Hollingsworth
- 38 Mari & Skip Duffley
- 39 Raymond S. Smith
- 40 Marianne Hollingsworth
- 41 Jane W. Oat
- 42 Judith Warbaugh
- 43 Jane Vitt 2391 Baxter Way
- 44 Jane M. Meer (2378)
- 45 Mary Jo Bittner Marilyn Bittner
- 46 Cecilia Montroy
- 47 Stacy Howard Susan P
- 48 Mike Pettit 2449 Baxter Way
- 49 Clayton Road. Rocky Koch
- 50 Paul M. A.
- 51 Pat Wembaeher
- 50 A. O'Leary 2431 Baxter Way
- 51 53 Tillie Smith
- 52 54 2401 " "

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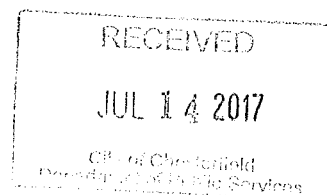
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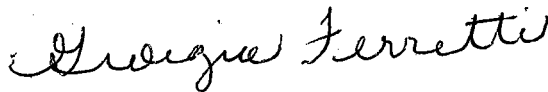
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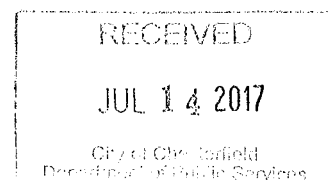
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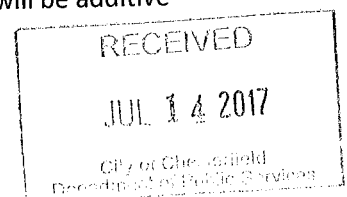
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- | | | |
|----|---------------------|---------------------|
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| 10 | Michael Fagan | Michael Fagan |
| 11 | | |
| 12 | | |
| 13 | Betty Morris | Betty Morris |
| 14 | O'Neal, Sarah | O'Neal, Sarah |
| 15 | Lucina T. Sams | Lucina T. Sams |
| 16 | | |
| 17 | Myrtle Munzinger | MYRTLE MUNZINGER |
| 18 | Marilyn M. Atkinson | MARTLYN M. ATKINSON |
| 19 | Harvey Massarand | HARVEY MASSARAND |
| 20 | John G. Murphy | JOHN G. MURPHY |
| 21 | Karen S. Smugala | KAREN S. SMUGALA |
| 22 | Douce Appleck | DOUCE APPLECK |
| 23 | | |
| 24 | | |

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|----|------------------------------|------------------------------|
| 25 | Mr Mrs Donald Mayberry | Mr Mrs Donald Mayberry |
| 26 | Jean Sydnor | Jean Sydnor |
| 27 | Debbie Berger & Ron Berger | Debbie Berger & Ron Berger |
| 28 | Elizabeth Wright | Elizabeth Wright |
| 29 | Joseph & Linnie Gaborak | Joseph & Linnie Gaborak |
| 30 | John & Susan Halbaum | John & Susan Halbaum |
| 31 | | Egan |
| 32 | | |
| 33 | | |
| 34 | Sara Fitch | Sara Fitch |
| 35 | Joni & Ron Bayle | Joni & Ron Bayle |
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| 49 | John Bittner 2449 Baxter Way | John Bittner 2449 Baxter Way |
| 50 | Clayton Road | Clayton Road |
| 51 | John Bittner | John Bittner |
| 52 | Ray W. Wemmer | Ray W. Wemmer |
| 53 | John Bittner 2431 Baxter Way | John Bittner 2431 Baxter Way |
| 54 | Tillie Smith 2401 " " | Tillie Smith 2401 " " |
| 55 | Elizabeth Duke 2152 Baxter | Elizabeth Duke 2152 Baxter |

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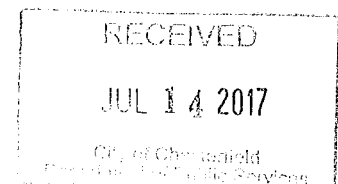
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*Sincerely
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76745 Baxter Ct
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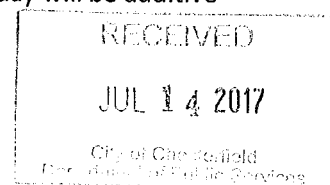
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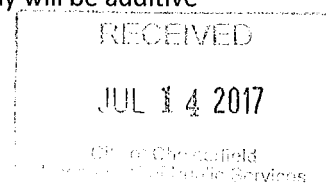
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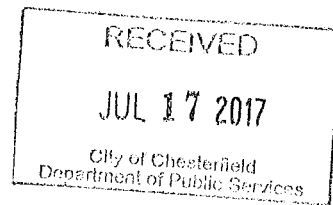
For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

A handwritten signature in black ink, reading "Jimmy Cappas". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- | | | |
|----|---------------------|---------------------|
| 1 | Daniel S. Reilly | Daniel S. Reilly |
| 2 | Myra Ozersky | MYRA OZERSKY |
| 3 | Phil Romano | PHIL ROMANO |
| 4 | Rosemary Quigley | ROSEMARY QUIGLEY |
| 5 | Robert L. Goldsmith | ROBERT L. GOLDSMITH |
| 6 | Elizabeth Diekhous | Elizabeth Diekhous |
| 7 | Shirley M. Schmitt | SHIRLEY M. SCHMITT |
| 8 | Susan Forsberg | Susan Forsberg |
| 9 | Adeline Osborne | ADELINE OSBORNE |
| 10 | Michael Engau | Michael Engau |
| 11 | | |
| 12 | Michelle J. Ferris | |
| 13 | Betty Morris | Betty Morris |
| 14 | O'Neal, Sarah | O'Neal, Sarah |
| 15 | Lucina T. Sams | Lucina T. Sams |
| 16 | Myrtle Munzlinger | MYRTLE MUNZLINGER |
| 17 | Marilyn M. Atsworth | MARILYN M. ATSWORTH |
| 18 | Harvey Massarand | HARVEY MASSARAND |
| 19 | John G. Murphy | JOHN G. MURPHY |
| 20 | Karen J. Smugala | KAREN J. SMUGALA |
| 21 | Bruce Appleck | BRUCE APPLECK |
| 22 | | |
| 23 | | |
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|----|--------------------------------|-----------------|
| 25 | Kathleen McCarty | |
| 26 | Mr & Mrs Donald Mayberry | |
| 27 | Jean Snyder | |
| 28 | Debbie Berger & Dan Berger | |
| 29 | Elizabeth Wright | |
| 30 | Frank & Lucine Gekowski | |
| 31 | John & Anna Goldbaum | |
| 32 | | Egan |
| 33 | | |
| 34 | Barton Fitt | |
| 35 | Joni Ron Bazel | |
| 36 | Don Dewey | Don Dewey |
| 37 | Steve & Marianne Hollingsworth | |
| 38 | Marie & Skip Duffley | |
| 39 | Raymond S. Smedley | |
| 40 | Marguerite Hollman | |
| 41 | Jane W. De | |
| 42 | Judith Warbaugh | |
| 43 | John Hitt 2391 Baxter Way | |
| 44 | Jane M. Heer (2378) | |
| 45 | Mary B. Bittner | Mary B. Bittner |
| 46 | Cecilia S. Montroy | |
| 47 | Stacy Howard | Sue |
| 48 | John Hitt 2449 Baxter Way | |
| 49 | Clayton Road | Clayton Road |
| 50 | Red Smith | |
| 51 | Wendy Wembacher | |
| 52 | 2431 Baxter Way | 2431 Baxter Way |
| 53 | Tillie Smith | |
| 54 | 2401 " " | 2401 " " |



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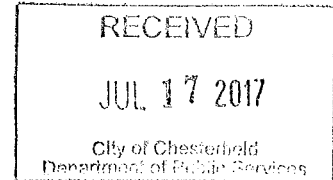
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For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

Patricia Wenhoever
2423 Paxton Way
Chesterfield, Mo.
63017



1401 CLARK AVENUE • ST. LOUIS, MO 63103 • 314.622.2500 • 314.622.5400
WWW.STLOUISBLUES.COM • WWW.SCOTTRADECENTER.COM



July 13, 2017

Dear Commissioners,

My name is Bruce Affleck and I am a resident of Woodfield Condos. I am writing in regards to the proposed development of a Briteworx Car Wash at Baxter and Clayton roads. In the enclosed letter you will see numerous reasons why the residents of Woodfield are against this development but I also wanted to add a couple of comments.

This would be the only Briteworx Car Wash that would have residential properties on two sides of the development. Most don't have any.

There is a car wash across the street, another one less than a quarter of a mile away and then a Waterway Gas and Wash at Clayton and Woodsmill as well at Olive and Clarkson. **None** of these have residential properties next to them.

I hope with these concerns and those in the enclosed letter you will see why the residents of Woodfield are against the proposed development of the Briteworx Car Wash.

Thank you for your consideration.

Sincerely,



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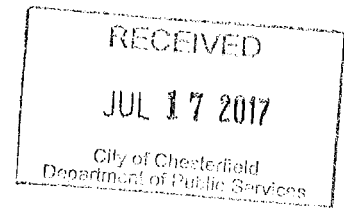
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Brea
2439
BAXTER
WAK



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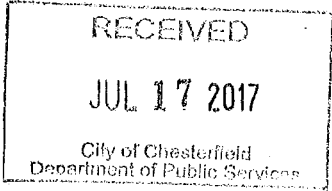
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11/7/11



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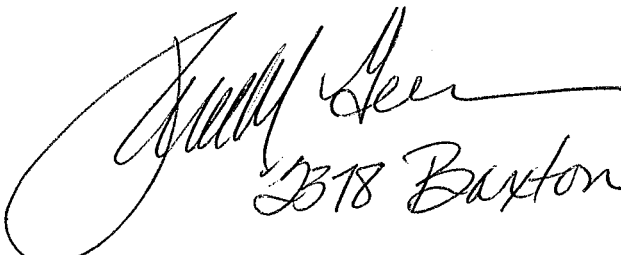
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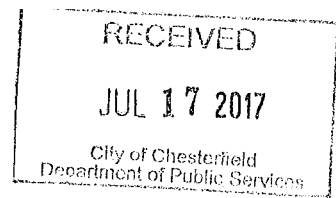
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Judy Lee
378 Baxton Way

Currently there is a green space between the wood fence & Baxton Way. It is my understanding this green space would become part of the CAR wash development. increasing The asphalt footprint have to raise this part to be on the same grade as the rest of the property



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We are extremely concerned that additional water run off will add to an already existing problem within Woodfield. We are aware that MSD will have input with respect to both stormwater and wastewater issues relating to the development. However, we continue to believe that the development will generate excess storm water, and that the volume of wash water, combined with carwash chemicals, (detergents, waxes and protectants) will adversely affect the sanitary sewer system in our area. Additional air pollution will be created since the proposed 300 cars/day will be running their engines while they go through the carwash tunnel versus turning the engine off when refueling.

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Conclusion

For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

RECEIVED
JUL 17 2017
City of Chestnut Hill

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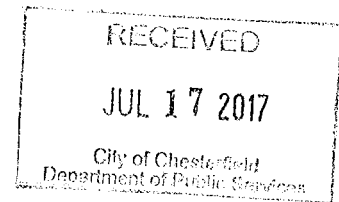
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Thank you for your consideration.
Respectfully
Richard Walker
2371 Baxter Way
Chesterfield, MO 63017



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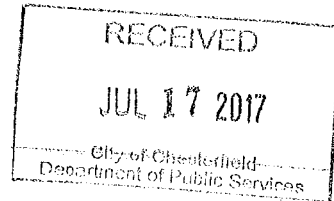
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Judith Starbough
12453 Baxton Way



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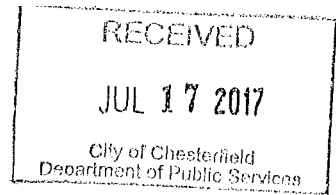
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 7/13/17
Elizabeth Wright
2461 Baxton Way
Chesterfield, mo
63017



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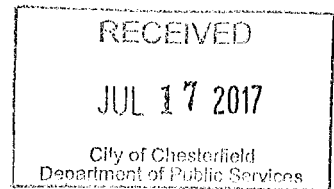
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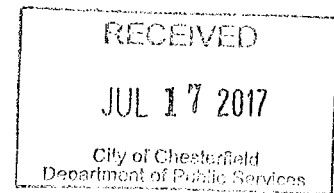
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Ronald E Boyd
Toni Boyd



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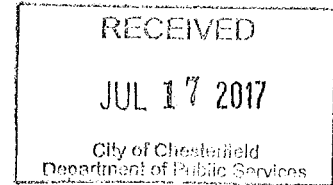
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Betty Morris
2387 Barton Way
Chesterfield, Mo.

63017



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Also, the sheer size of the Briteworx unit at 27 feet placed on top of a 22 foot retaining wall will dwarf the adjoining homes in Woodfield. All Woodfield residents will be severely impacted by such an intrusive disproportional structure.

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Conclusion

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Kathy Roach
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2388 Baxton Way

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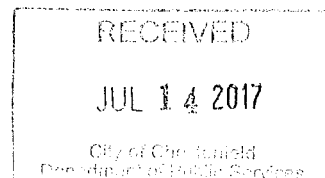
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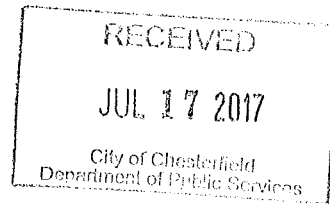
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We would like to point out that there will be Woodfield homes on two sides of the Briteworx carwash. The carwash in Florissant only has homes at the back of the carwash property.

*Respectfully,
Dean & Debbie Berger
2457 Paxton Way
Chesterfield, Mo 63017*



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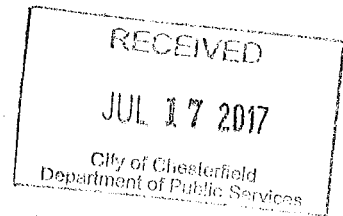
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Rathleen Mc Carthy 15129 Barton Ct.



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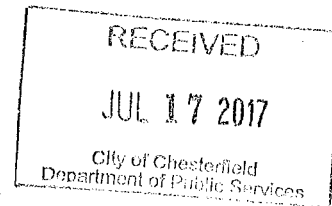
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Marilyn D. Penworth
2382 Baxton Way
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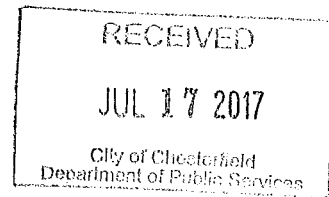
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- | | | |
|----|----------------------|----------------------|
| 1 | Daniel S. Reilly | Daniel S. Reilly |
| 2 | Myra Ozerky | MYRA OZERKY |
| 3 | Phil & Mary Lombardi | PHIL & MARY LOMBARDI |
| 4 | Rosemary Quigley | ROSEMARY QUIGLEY |
| 5 | Robert L. Goltsmitz | ROBERT L. GOLTSMITZ |
| 6 | Elizabeth Dickhaus | Elizabeth Dickhaus |
| 7 | Shirley M. Schmitt | SHIRLEY M. SCHMITT |
| 8 | Susan Forsberg | Susan Forsberg |
| 9 | Adeline Osborne | ADELINE OSBORNE |
| 10 | Michelle Fagan | Michelle Fagan |
| 11 | Michelle Fagan | |
| 12 | Michelle Fagan | |
| 13 | Betty Morris | Betty Morris |
| 14 | O'Meara, Sarah | O'Meara, Sarah |
| 15 | Lucina T. Sams | Lucina T. Sams |
| 16 | Myrtle Munzinger | MYRTLE MUNZINGER |
| 17 | Marilyn M. Ainsworth | MARTLYN M. AINSWORTH |
| 18 | Harvey Massarand | HARVEY MASSARAND |
| 19 | Jim & Murphy | JIM & MURPHY |
| 20 | Karen J. Smigala | KAREN J. SMIGALA |
| 21 | Bruce Appleck | BRUCE APPLECK |
| 22 | Commy Plogger | |
| 23 | Elizabeth Fagan | |
| 24 | | |

Phil & Mary Lombardi
15133 Baxter Ct.

- | | | |
|----|--------------------------------|-----------------|
| 25 | 15133 Baxter Ct. | |
| 26 | Mrs. Mrs. Donald Mayberry | |
| 27 | Jean Snyder | |
| 28 | Debbie Berger & Dean Berger | |
| 29 | Elizabeth Wright | |
| 30 | Joseph & Lorraine Gekowski | |
| 31 | John & Susan Kallbaum | |
| 32 | | Egon |
| 33 | | |
| 34 | Sara Fite | |
| 35 | Joni & Ron Borge | |
| 36 | Don Dewey | |
| 37 | Steve & Marianne Hollingsworth | |
| 38 | Mari & Skip Duffley | |
| 39 | Raymond S. Snelby | |
| 40 | Marianne Kallbaum | |
| 41 | Jane W. Oxt | |
| 42 | Judith Werbaugh | |
| 43 | Sam Hill 2391 Baxter Way | |
| 44 | Jane M. Heer (2378) | |
| 45 | Mary B. Bittner | Mary B. Bittner |
| 46 | Celia S. Maxtray | |
| 47 | Stacy Howard | Sarah |
| 48 | John Bittner 2449 Baxter Way | |
| 49 | Clayton Road | Rocky Koch |
| 50 | Red M. A. | |
| 51 | Bob Wernbacher | |
| 50 | 2431 Baxter Way | |
| 51 | Tillie Smith | |
| 52 | 2401 " " | |



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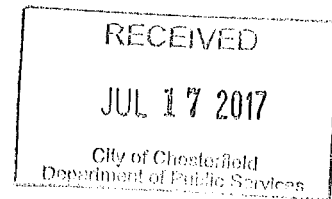
David J. Daw
2/13/17

I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

RECEIVED
 JUL 17 2017
 City of Chesterfield
 Department of Public Services

- 1. James S. Beilly DANIEL S. REILLY
- 2. Mylra Ozersky MYRA OZERSKY
- 3. Phil & Mary Limoneo PHIL & MARY LIMONEO
- 4. Rosemary Quigley ROSEMARY QUIGLEY
- 5. Robert L. Golismita ROBERT L. GOLISMITA
- 6. Elizabeth Dickhaus ELIZABETH DICKHAUS
- 7. Shirley M. Schmitt SHIRLEY M. SCHMITT
- 8. Susan Forsberg SUSAN FORSBERG
- 9. Adeline Osborne ADELINE OSBORNE
- 10. Michelle Fagan MICHELLE FAGAN
- 11. Michelle Fagan MICHELLE FAGAN
- 12. Michelle Fagan MICHELLE FAGAN
- 13. Betty Morris BETTY MORRIS
- 14. O'Neal Savard O'NEAL SAVARD
- 15. Lucian T. Sams LUCIAN T. SAMS
- 16. Lucian T. Sams LUCIAN T. SAMS
- 17. Myrtle Manzinger MYRTLE MANZINGER
- 18. Marilyn M. Ainsworth MARILYN M. AINSWORTH
- 19. Harvey Massarand HARVEY MASSARAND
- 20. John G. Murphy JOHN G. MURPHY
- 21. Karen S. Smigala KAREN S. SMIGALA
- 22. Bruce Appleck BRUCE APPLECK
- 23. Myrtle Manzinger MYRTLE MANZINGER
- 24. 2345 Baxter Way 2345 BAXTER WAY

- 25. Kathleen McCaffrey
- 26. Mrs. Donald Mayberry
- 27. Jean Snyder
- 28. Debbie Berger & Dean Berger
- 29. Elizabeth Wright
- 30. Joseph & Lorraine Gelsowski
- 31. Vicki & John Gelsowski
- 32. Egan
- 33. Brian Fitch
- 34. Joni Ron Boyd
- 35. Don Dewey
- 36. Steve & Marianne Hollingsworth
- 37. Mari & Skip Duffley
- 38. Samuel S. Duffley
- 39. Marianne Hollingsworth
- 40. Jane Wright
- 41. Judith Warbaugh
- 42. Jane Witt 2341 Baxter Way
- 43. Jane M. Heer (2378)
- 44. Mary Beth MARY BETH
- 45. Marilyn Bittner MARILYN BITTNER
- 46. Celia J. Montroy
- 47. Stacy Howard STACY HOWARD
- 48. John Fittler 2449 Baxter Way
- 49. Clayton Road CLAYTON ROAD
- 50. Paul Smith
- 51. Pat Wembacher
- 52. 2431 Baxter Way
- 53. Tillie Smith
- 54. 2401 " "



July 14, 2017

Dear Commissioners,

We are residents of Woodfield Homes which is located off Baxter Road just north of Clayton Road. We are writing you concerning the proposed rezoning of the parcel of land that is currently a Mobil gas station (at the corner of Clayton Road and Baxter Road) to a Briteworx Car Wash. In addition to the various reasons stated in the attached letter, we have some additional comments.

Our home is to the immediate north of the current Mobil station. Today, as we sit on our patio, we can hear the the current one lane car wash at the existing Mobile station. The noise is loud and can drown out a conversation. This is a one lane car wash with a single vacuum! The proposed BriteWorx car wash is a dedicated car wash that will have 15 vacuums, and a projected volume of 300 cars per day going through the drying blowers. We can hardly imagine the noise that will be created. Frankly, we suspect that our patio will be unusable!

Again, in the attached letter are various reason why we oppose the change in zoning, but this projected zoning change will have profound affect on the useability of our patio and, in fact, our home in Chesterfield.

We hope that our concerns and the concerns of our neighbors at Woodfield will help you understand why we are opposed to the zoning change to allow the development of a Briteworx Car Wash at this location.

We respectfully request that you deny the zoning change.


Jane and Robert Goldsmith
2456 Baxton Way
Chesterfield, MO 63017

Dear Commissioners:

The purpose of this letter is to convey the position of the residents of Woodfield Subdivision to the proposed development of a Briteworx Carwash adjacent to our subdivision. Our subdivision consists of sixty-six units occupied by well-informed active residents. At our semi-monthly homeowners meeting on June 14, we thoroughly discussed the proposed Briteworx Carwash. As a result of those discussions, several of the owners went door to door to poll all the units in Woodfield. That poll resulted in signatures from 53 of the 66 units in opposition to the Briteworx proposal. No resident was in favor of the development. The balance of the residents were not available at the time of the polling. Consequently, the overwhelming conclusion is that the residents of Woodfield are against the petition to change the zoning at the corner of Baxter and Clayton Roads to allow the construction of a Briteworx Carwash.

The following are our predominant reasons for our opposition:

Noise

The proposed carwash will have 15 vacuum stations along with the large blowers for the tunnel car wash. The proposed hours for this operation are between 7am and 8 or 9 pm every day, including Sundays. Even if the vacuum motors are housed inside, when the vacuums are activated there will be an unreasonable disturbance created for the residents of Woodfield. We have not been informed of the decibel levels created by this operation. We respectfully request that the petitioner be required to provide an appropriate noise study to the Commission/City, and provide us with a copy. We are confident that such a study will clearly show that the proposed carwash will create unreasonable noise levels each and every day of the year.

Water Run Off

We are extremely concerned that additional water run off will add to an already existing problem within Woodfield. We are aware that MSD will have input with respect to both stormwater and wastewater issues relating to the development. However, we continue to believe that the development will generate excess storm water, and that the volume of wash water, combined with carwash chemicals, (detergents, waxes and protectants) will adversely affect the sanitary sewer system in our area. Additional air pollution will be created since the proposed 300 cars/day will be running their engines while they go through the carwash tunnel versus turning the engine off when refueling.

Traffic

Baxter Road and Clayton Road are both part of the County Arterial Road System (ARS). The proposed car wash, in the northwest quadrant of the intersection of these two arterials, will undoubtedly add to this traffic at this congested intersection, especially at certain times of the day, notwithstanding petitioner's' claim that there will be fewer visits to the car wash than to the gas station/convenience store.

It is our firm position that the majority of the estimated 300 cars per day will be additive

because those customers will view the car wash as a destination, while customers of the gas station/convenience store are stopping because it is just that, a convenience to those already passing the gas station/convenience store.

The final traffic issue which is of great concern to Woodfield residents is that, because of the medians on Clayton and Baxter Roads, carwash customers travelling North on Baxter or East on Clayton, will turn into Woodfield to make a U turn and proceed south on Baxter to enter the carwash. Woodfield streets are private and maintained by the Homeowners Association. In addition to the obvious danger to Woodfield residents entering and exiting our subdivision by these U turn movements, all increased maintenance costs, such as curb repairs and sign replacements, will be borne by Woodfield residents.

Harmony with Surrounding Area

The Briteworx building as shown on the Chesterfield submittal and the existing building in Florissant, do not blend well with the surrounding buildings and residences. The newer buildings, such as Walgreens and the Homestead Mortgage company are brown/beige brick with subdued signage (these were issues addressed with Walgreens at the time that development was proposed). The Briteworx carwash is white with a brilliant blue sign and multiple lights.

Also, the sheer size of the Briteworx unit at 27 feet placed on top of a 22 foot retaining wall will dwarf the adjoining homes in Woodfield. All Woodfield residents will be severely impacted by such an intrusive disproportional structure.

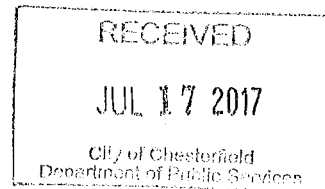
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Conclusion

For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

Jane & Robert Goldsmith
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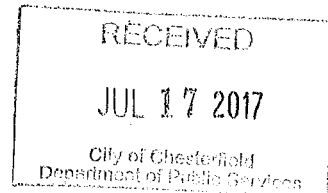
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Conclusion

For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

Lucinn J. Sams
2359 Baxton Way 63017
7/13/17



Dear Commissioners:

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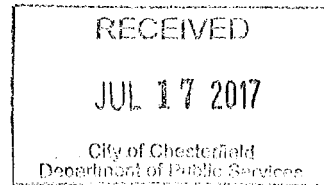
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- | | | |
|----|---------------------|---------------------|
| 1 | Daniel S. Reilly | Daniel S. Reilly |
| 2 | Myra Ozerky | MYRA OZERKY |
| 3 | Phil & Mary Lomoneo | PHIL & Mary Lomoneo |
| 4 | Rosemary Quigley | ROSEMARY QUIGLEY |
| 5 | Robert L. Golosmita | ROBERT L. GOLOSMITA |
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| 18 | Martly M. Atusworth | MARTLY M. ATUSWORTH |
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| 25 | | |
| 26 | Mr & Mrs Donald Mayberry | |
| 27 | Jean Snyder | |
| 28 | Debbie Berger & Don Berger | |
| 29 | Elizabeth Wright | |
| 30 | Joseph & Linnie Gekowski | |
| 31 | Tip & Edna Goldbaum | |
| 32 | | Egan |
| 33 | | |
| 34 | Barton Fitt | |
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| 54 | 2401 " " | |

* Stacy Howard
 * Stacy Howard 2437 BAXTON Way Chesterfield MO. 63017 314-302-3368
 * There is no need for this car wash when there are several on Clayton already and the business has one already.



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We are extremely concerned that additional water run off will add to an already existing problem within Woodfield. We are aware that MSD will have input with respect to both stormwater and wastewater issues relating to the development. However, we continue to believe that the development will generate excess storm water, and that the volume of wash water, combined with carwash chemicals, (detergents, waxes and protectants) will adversely affect the sanitary sewer system in our area. Additional air pollution will be created since the proposed 300 cars/day will be running their engines while they go through the carwash tunnel versus turning the engine off when refueling.

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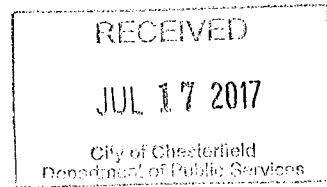
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Marianne Hollingsworth
Stephen Hollingsworth
2469 Baxton Way
Chesterfield MO 63017



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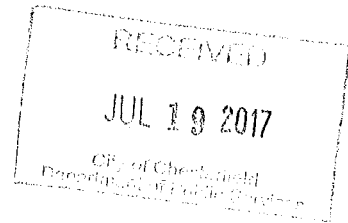
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Elizabeth Landau
15124 Bayton Court
6 3017

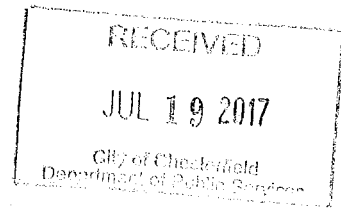
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RECEIVED

JUL 19 2017

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4. Rosemary Quigley
5. Robert L. Golosmita
6. Elizabeth Diekhans
7. Shirley M. Schmitt
8. Susan Forsberg
9. Adeline Osborne
10. Michael Anne Fogau
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30. Joseph & Joanne Golewski
31. Vicki & John Goldbaum
32. Egan
33. [Signature]
34. Baron Fitts
35. Joni & Ron Bayle
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37. Steve & Marianne Hollingworth
38. Shari & Skip Duffley
39. Wayne and S. [Signature]
40. Ingrida Hollman
41. Jane W. [Signature]
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47. Cecelia Montroy
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52. [Signature]
53. T. [Signature]
54. Marilyn Burton 2351 Barton 2401 " "



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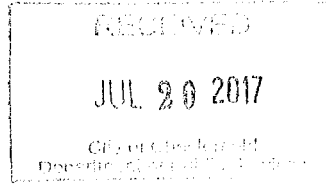
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- | | | |
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| 10 | Michelle Fagan | Michelle Fagan |
| 11 | | |
| 12 | | |
| 13 | Betty Morris | Betty Morris |
| 14 | O'Meara, Bernard | O'MEARA, BERNARD |
| 15 | Shirley Morris | Shirley Morris |
| 16 | Lucina T. Sams | Lucina T. Sams |
| 17 | Myrtle Munzinger | MYRTLE MUNZINGER |
| 18 | Marilyn M. Atinsworth | MARTLYN M. ATINSWORTH |
| 19 | Harvey Massarand | HARVEY MASSARAND |
| 20 | Brian G. Murphy | BRIAN G. MURPHY |
| 21 | Karen S. Smugala | KAREN S. SMUGALA |
| 22 | Bruce Appleck | BRUCE APPLECK |
| 23 | | |
| 24 | | |

- | | | |
|----|--------------------------------|-----------------|
| 25 | Kathleen McCarty | |
| 26 | Mr & Mrs Donald Mayberry | |
| 27 | Jean Snyder | |
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| 50 | Red Smith | |
| 51 | Pat Wembaeher | |
| 52 | 2431 Baxter Way | |
| 53 | Tillie Smith | |
| 54 | 2401 " " | |
| 55 | Karen Smugala | 2405 Baxter Way |



July 18-17

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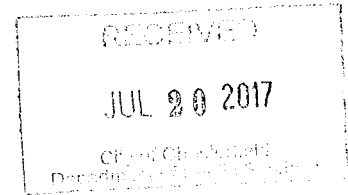
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- 31. Ted & Edna Halbaum TED & EDNA HALBAUM
- 32. Egan EGAN
- 33. [Signature]
- 34. Baim Fitt BAIM FITT
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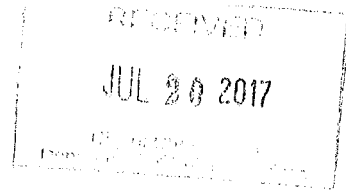
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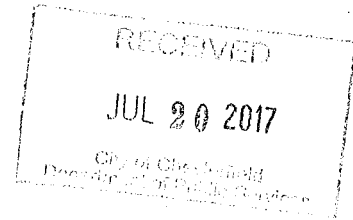
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Harmony with Surrounding Area

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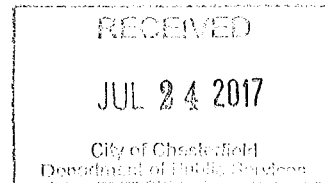
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*Sincerely,
Susan Farberg
2413 Bapton Way*

P.S. There is another convenience store, gas + car wash across the street (SE corner) and another a 1/2 block away. Another car wash! Really!!



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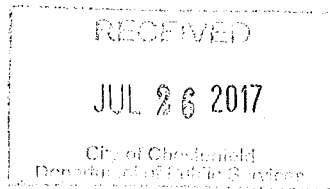
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*Cecelia Montroy
2433 Bayton Way
Chesterfield, Mo 63017*



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Kevin Egan
2374 Baxter Way
Chesterfield MO
63017

RECEIVED
JUL 26 2017
CITY OF BOSTON

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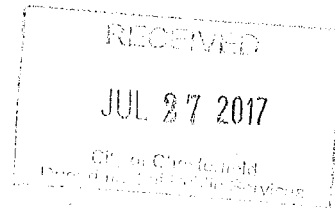
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

1. Daniel S. Reilly Daniel S. Reilly
2. Myra Ozerky MYRA OZERKY
3. Phil & Mary Lombardo PHIL & MARY LOMBARDO
4. Rosemary Quigley ROSEMARY QUIGLEY
5. Robert L. GROSSMITH ROBERT L. GROSSMITH
6. Elizabeth Diekhaus ELIZABETH DIEKHAUS
7. Shirley M. Schmitt SHIRLEY M. SCHMITT
8. Susan Forsberg SUSAN FORSBERG
9. Abeline Osborne ABELINE OSBORNE
10. Michael Fagan MICHAEL FAGAN
11. ~~Anna Wachtel~~
12. Mitchell Fano MITCHELL FANO
13. Betty Morris BETTY MORRIS
14. O'Neal, Sarah O'NEAL, SARAH
15. Georgia Kuttu GEORGIA KUTTU
16. Lucina T. Sams LUCINA T. SAMS
17. Myrtle Munzinger MYRTLE MUNZINGER
18. ~~Marilyn M. Ainsworth~~ MARILYN M. AINSWORTH
19. HARVEY MASSARAND HARVEY MASSARAND
20. DAN & MURPHY DAN & MURPHY
21. KAREN S. SMUGALA KAREN S. SMUGALA
22. BOUCE APFLECK BOUCE APFLECK
23. ~~Commie Pappas~~
24. ~~Elizabeth Anderson~~

25. Kathleen MacCarthy
26. Mrs Mrs Donald Mayberry
27. Jean Snyder
28. Debbie Berger & Don Berger
29. Elizabeth Wright
30. Joseph & Bernice Lockwood
31. Vick & Edna Halbkorn
32. Eger
33. ~~Barbara Fitts~~
34. Joni & Ron Bayle
35. Don Dewey
36. Steve & Marianne Doltingworth
37. Mari & Skip Duffley
38. Raymond S. Sams
39. Marianne Kellman
40. Jane Wright
41. Judith Warbaugh
42. Joe Witt 2391 Baxton Way
43. Jane M. Heer (2378)
44. Mary B. Bittner Marilyn Bittner
45. Cecilia J. Montoya
46. Stacy Howard
47. ~~John Kuttu~~ 2449 Baxton Way
48. Clayton Road Fredy Kottch
49. Rod & Melba
50. Pat Wembochner
51. ~~Ann Kish~~ 2431 Baxton Way
52. Tillie Smith 2401 " "
53. Anna Richard 2416 Baxton Way



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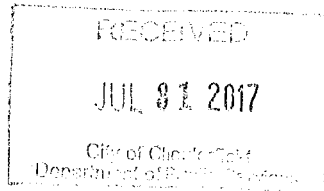
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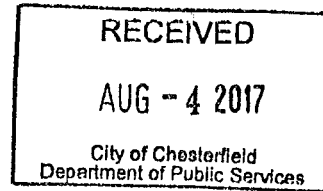
For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission [✦] deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

** Highly recommend that the commission review the proposed increase in revenue against the effects due to safety, maintenance and home values. In other words, please run the revenue on expendment. (ROI).*

Thank you.

J. A. Spivey

2431 Baxter Way.



Dear Commissioners:

The purpose of this letter is to convey the position of the residents of Woodfield Subdivision to the proposed development of a Briteworx Carwash adjacent to our subdivision. Our subdivision consists of sixty-six units occupied by well-informed active residents. At our semi-monthly homeowners meeting on June 14, we thoroughly discussed the proposed Briteworx Carwash. As a result of those discussions, several of the owners went door to door to poll all the units in Woodfield. That poll resulted in signatures from 53 of the 66 units in opposition to the Briteworx proposal. No resident was in favor of the development. The balance of the residents were not available at the time of the polling. Consequently, the overwhelming conclusion is that the residents of Woodfield are against the petition to change the zoning at the corner of Baxter and Clayton Roads to allow the construction of a Briteworx Carwash.

The following are our predominant reasons for our opposition:

Noise

The proposed carwash will have 15 vacuum stations along with the large blowers for the tunnel car wash. The proposed hours for this operation are between 7am and 8 or 9 pm every day, including Sundays. Even if the vacuum motors are housed inside, when the vacuums are activated there will be an unreasonable disturbance created for the residents of Woodfield. We have not been informed of the decibel levels created by this operation. We respectfully request that the petitioner be required to provide an appropriate noise study to the Commission/City, and provide us with a copy. We are confident that such a study will clearly show that the proposed carwash will create unreasonable noise levels each and every day of the year.

Water Run Off

We are extremely concerned that additional water run off will add to an already existing problem within Woodfield. We are aware that MSD will have input with respect to both stormwater and wastewater issues relating to the development. However, we continue to believe that the development will generate excess storm water, and that the volume of wash water, combined with carwash chemicals, (detergents, waxes and protectants) will adversely affect the sanitary sewer system in our area. Additional air pollution will be created since the proposed 300 cars/day will be running their engines while they go through the carwash tunnel versus turning the engine off when refueling.

Traffic

Baxter Road and Clayton Road are both part of the County Arterial Road System (ARS). The proposed car wash, in the northwest quadrant of the intersection of these two arterials, will undoubtedly add to this traffic at this congested intersection, especially at certain times of the day, notwithstanding petitioner's' claim that there will be fewer visits to the car wash than to the gas station/convenience store.

It is our firm position that the majority of the estimated 300 cars per day will be additive

because those customers will view the car wash as a destination, while customers of the gas station/convenience store are stopping because it is just that, a convenience to those already passing the gas station/convenience store.

The final traffic issue which is of great concern to Woodfield residents is that, because of the medians on Clayton and Baxter Roads, carwash customers travelling North on Baxter or East on Clayton, will turn into Woodfield to make a U turn and proceed south on Baxter to enter the carwash. Woodfield streets are private and maintained by the Homeowners Association. In addition to the obvious danger to Woodfield residents entering and exiting our subdivision by these U turn movements, all increased maintenance costs, such as curb repairs and sign replacements, will be borne by Woodfield residents.

Harmony with Surrounding Area

The Briteworx building as shown on the Chesterfield submittal and the existing building in Florissant, do not blend well with the surrounding buildings and residences. The newer buildings, such as Walgreens and the Homestead Mortgage company are brown/beige brick with subdued signage (these were issues addressed with Walgreens at the time that development was proposed). The Briteworx carwash is white with a brilliant blue sign and multiple lights.

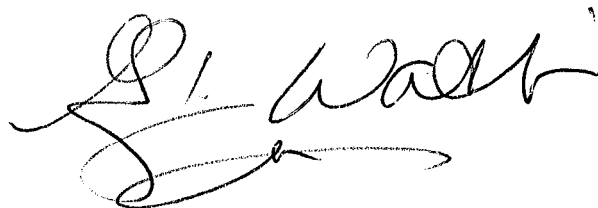
Also, the sheer size of the Briteworx unit at 27 feet placed on top of a 22 foot retaining wall will dwarf the adjoining homes in Woodfield. All Woodfield residents will be severely impacted by such an intrusive disproportional structure.

History

Although we are aware that every zoning petition must be considered on its own merits, the Woodfield residents cannot help but wonder why they were required to expend so much time and effort on the rezoning of this parcel in 2008-2009, only to have to again protect their subdivision in 2017. It is our firm position that a use such as a Mobil-on-the-Run is a much more appropriate use of the space than a single use carwash. There would be: less noise, less runoff, less chemicals, less traffic, less disturbance to the neighborhood and more continuity with the surrounding developments.

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For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

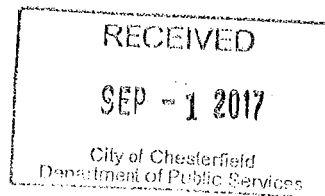


Genny & Jack Watkins
2390 Baxter Way

I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

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|----|----------------------|----------------------|
| 1 | Daniel S. Reilly | Daniel S. Reilly |
| 2 | Myra Ozerky | MYRA OZERKY |
| 3 | Phil & Mary Lomarezo | PHIL & MARY LOMAREZO |
| 4 | Rosemary Quigley | ROSEMARY QUIGLEY |
| 5 | Robert L. Goussmith | ROBERT L. GOUSSMITH |
| 6 | Elizabeth Dickhaus | ELIZABETH DICKHAUS |
| 7 | Shirley M. Schmitt | SHIRLEY M. SCHMITT |
| 8 | Susan Forsberg | SUSAN FORSBERG |
| 9 | Adeline Osborne | ADELINE OSBORNE |
| 10 | Michael Fagan | MICHAEL FAGAN |
| 11 | | |
| 12 | Michael J. Ferraro | |
| 13 | Betty Morris | BETTY MORRIS |
| 14 | O'Neal Savard | O'NEAL SAVARD |
| 15 | Guignin Kuntz | GUIGNIN KUNTZ |
| 16 | Lucina T. Sams | LUCINA T. SAMSON |
| 17 | Myrtle Munslinger | MYRTLE MUNSLINGER |
| 18 | Marilyn M. Atusworth | MARILYN M. ATUSWORTH |
| 19 | Harvey Massarand | HARVEY MASSARAND |
| 20 | John G. Murphy | JOHN G. MURPHY |
| 21 | Karen J. Smigala | KAREN J. SMIGALA |
| 22 | Bruce Appleck | BRUCE APPLECK |
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| 26 | Mr & Mrs Donald Mayberry | |
| 27 | Jean Snyder | |
| 28 | Debbie Berger & Dean Berger | |
| 29 | Elizabeth Wright | |
| 30 | Joseph & Lorraine Gecowski | |
| 31 | Vicki & John Kalikow | |
| 32 | | Egon |
| 33 | | |
| 34 | Brian Fitch | |
| 35 | Joni & Ron Boyd | |
| 36 | Don Dewey | Don Dewey |
| 37 | Steve & Marianne Hollingsworth | |
| 38 | Shari & Skip Duffey | |
| 39 | Raymond S. Smeby | |
| 40 | Marianne Hollman | |
| 41 | Jane Wright | |
| 42 | Judith Starbough | |
| 43 | Jan Witt 2391 Barton Way | |
| 44 | Jane M. Keen (2378) | |
| 45 | Margie Bittner | Margie Bittner |
| 46 | Cecilia Montroy | |
| 47 | Stacy Howard | Sue |
| 48 | John Kott 2449 Barton Way | |
| 49 | Clayton Road. Fredy Koch | |
| 50 | Red M. ... | |
| 51 | Wambacher | |
| 52 | 2431 Barton Way | |
| 53 | Tillie Smith | |
| 54 | 2401 " " | |
| 55 | Genny Watkins | |
| | 2930 Barton Way | |



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| 17 | Martlyn M. Atsworth | MARTLYN M. ATSWORTH |
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