

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 13, 2010**

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

I. ROLL CALL

PRESENT

Mr. Maurice L. Hirsch, Jr.
Ms. Amy Nolan
Mr. Stanley Proctor
Mr. Robert Puyear
Mr. Michael Watson
Chairman G. Elliot Grissom

Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Mr. Shawn Seymour, Senior Planner
Mr. Kristian Corbin, Project Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Mr. David Banks
Ms. Wendy Geckeler

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Grissom acknowledged the attendance of Councilmember Matt Segal, Council Liaison; Councilmember Bruce Geiger, Ward II; and Councilmember Connie Fults, Ward IV.

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

- A. T.S.P. 26-2010 Clearwire US LLC. (1850 Baxter Road): A request to obtain approval for a Telecommunication Facility Siting Permit for location of antennas and equipment on an existing AmerenUE tower on a 4.71 acre “NU” Non-Urban District-zoned tract of land located northeast of Baxter Road (19S220028).**

STAFF PRESENTATION:

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

- Public Hearing notifications were sent out in accordance with City and State requirements. There are two towers on the site so a Public Hearing sign was placed next to the tower relative to this public hearing.
- The site was zoned “NU” Non-Urban District by St. Louis County and is surrounded entirely by “R-2” Residence Districts.
- There is also an additional wooden pole telecommunications tower on the site with two carriers.
- The Petitioner is requesting the addition of antennas to an existing AmerenUE tower, along with the addition of ground located equipment which will be surrounded by a seven-foot tall wooden fence.
- Staff has no issues.

City Attorney Heggie asked if Staff had any discussions with the Petitioner about concerns regarding maintenance of the site and the hours when work would be performed considering the close proximity to residences. Mr. Seymour pointed out that there have not been any complaints thus far with the existing tower on the site but he will talk to the Petitioner about the issues that have come up with other towers near residential areas. It was noted that the equipment box is approximately 300 feet from the nearest residence.

PETITIONER’S PRESENTATION:

Mr. Jeff Wagener, Lathrop & Gage - representing Clearwire US LLC, 7701 Forsyth, St. Louis, MO was available for questions.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES:

- Mr. Seymour stated that no issues have been identified but Staff will meet with the Petitioner about maintenance concerns.
- City Attorney Heggie asked Staff to check to see if a generator will be on the site. Mr. Seymour stated that the plans currently do not show a generator but he will confirm this with the Petitioner.

Commissioner Nolan read the Closing Comments for the Public Hearing.

Chair Grissom advised the audience members that the Planning Commission conducts the Public Hearing for Telecommunication Siting Permits in order to identify any issues. The Planning Commission does not vote on these petitions.

This request will now be forwarded to the Planning & Public Works Committee and then on to City Council for final review and vote.

V. APPROVAL OF MEETING MINUTES

Commissioner Puyear made a motion to approve the minutes of the August 23, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Hirsch and **passed by a voice vote of 6 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Pohlman Industrial Park:** A request for a free-standing sign to exceed six (6) feet in height, with an outline area to exceed fifty (50) square feet located on an 8.328 acre tract of land zoned "PI" Planned Industrial District, located along Long Road south of the intersection of Chesterfield Airport Road and Long Road.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the free-standing sign for Pohlman Industrial Park. The motion was seconded by Commissioner Puyear.

Commissioner Hirsch asked for information on the size of the monument sign at Towne Centre. Mr. Kristian Corbin, Project Planner stated that the Towne Centre monument sign is 12'6" in height; 9' in width, and has an outline area of approximately 112 square feet.

The motion to approve passed by a voice vote of 6 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.

Michael Watson, Secretary

DRAFT