

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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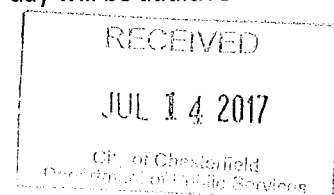
#### Water Run Off

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



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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

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 Lomonezo
- 4 Rosemary Quigley ROSEMARY QUIGLEY
- 5 Robert L. Goldsmith ROBERT L. GOLDSMITH
- 6 Elizabeth Diekhous
- 7 Shirley M. Schmitt SHIRLEY M. SCHMITT
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- 10 Michael & Anne Fogar MICHAEL FOGAR
- 11 Anne Fogar
- 12 Michel J. Ferris
- 13 Betty Morris Betty Morris
- 14 O'Neal Savard O'NEAL SAVARD
- 15 Susan Kuntz
- 16 Lucinn T. Sams LUCINN T. SAMS
- 17 Myrtle Dunslinger MYRTLE DUNSLINGER
- 18 Marilyn 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 Conny Pappas
- 24 Elizabeth & Arthur

- 25 Kathleen McCarty
- 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 & Bill
- 46 Cecelia & Montroy
- 47 Stacy Howard Susan P
- 48 Mike Pettit 2449 Baxter Way
- 49 Clayton Road. Rocky Koch
- 50 Paul & Melba
- 51 Pat Wembaeher
- 50 A. O'Leary 2431 Baxter Way
- 51 53 Tillie Smith
- 52 54 2401 " "

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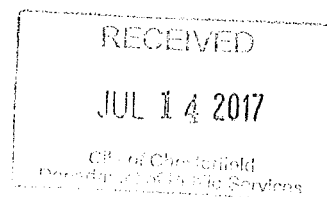
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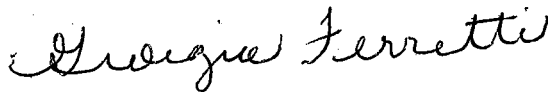
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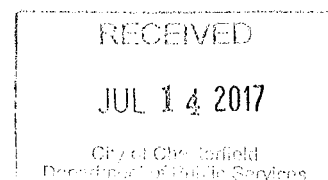
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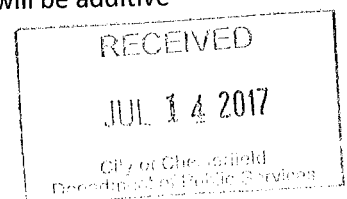
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- |    |                     |                     |
|----|---------------------|---------------------|
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| 2  | Myra Ozerky         | MYRA OZERKY         |
| 3  | Phil Lamoreaux      | PHIL Lamoreaux      |
| 4  | Rosemary Quigley    | ROSEMARY QUIGLEY    |
| 5  | Robert L. Goldsmith | ROBERT L. GOLDSMITH |
| 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 |                     |                     |
| 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 |                     |                     |

- |    |                              |                              |
|----|------------------------------|------------------------------|
| 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 Gekowski     | Joseph & Linnie Gekowski     |
| 30 | John & Susan Goldbaum        | John & Susan Goldbaum        |
| 31 |                              | Egan                         |
| 32 |                              |                              |
| 33 |                              |                              |
| 34 | Sarah Fitch                  | Sarah Fitch                  |
| 35 | Joni & Ron Bayle             | Joni & Ron Bayle             |
| 36 | Don Dewey                    | Don Dewey                    |
| 37 | Sue & Marianne Hollingworth  | Sue & Marianne Hollingworth  |
| 38 | Shari & Skip Duffley         | Shari & Skip Duffley         |
| 39 | Raymond S. Sams              | Raymond S. Sams              |
| 40 | Marianne Kellman             | Marianne Kellman             |
| 41 | Jane White                   | Jane White                   |
| 42 | Judith Harbaugh              | Judith Harbaugh              |
| 43 | John Witt 2391 Baxter Way    | John Witt 2391 Baxter Way    |
| 44 | Jane M. Keen (2378)          | Jane M. Keen (2378)          |
| 45 | Mary B. Bittner              | Mary B. Bittner              |
| 46 | Marilyn Bittner              | Marilyn Bittner              |
| 47 | Cecilia S. Moxton            | Cecilia S. Moxton            |
| 48 | Stacy Howard                 | Stacy Howard                 |
| 49 | John Bittner 2449 Baxter Way | John Bittner 2449 Baxter Way |
| 50 | Clayton Road                 | Clayton Road                 |
| 51 | John Bittner                 | John Bittner                 |
| 52 | Ray W. Wempe                 | Ray W. Wempe                 |
| 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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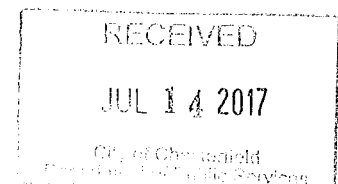
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*I do hope you will carefully consider our concerns.  
Thank you.*

*Sincerely  
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76745 Baxter Ct  
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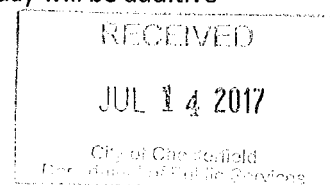
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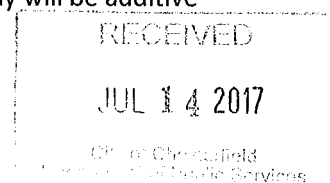
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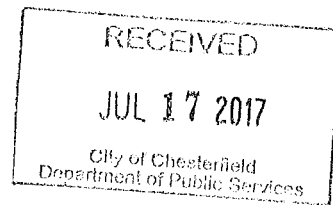
A handwritten signature in black ink, reading "Jimmy Cappas". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.



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 & Joyce Lomoneo PHIL & JOYCE LOMONEO
4. Rosemary Quigley ROSEMARY QUIGLEY
5. Robert L. Goldsmith ROBERT L. GOLDSMITH
6. Elizabeth Diekhous ELIZABETH DIEKHAUS
7. Shirley M. Schmitt SHIRLEY M. SCHMITT
8. Susan Forsberg SUSAN FORSBERG
9. Adeline Osborne ADELINE OSBORNE
10. Michael Engau MICHAEL ENGAU
11. Michael Engau MICHAEL ENGAU
12. Michelle J. Ferris MICHELLE J. FERRIS
13. Betty Morris BETTY MORRIS
14. O'Neal, Sarah O'NEAL, SARAH
15. Lucina J. Sams LUCINA J. SAMSON
16. Lucina J. Sams LUCINA J. SAMSON
17. Myrtle Munzinger MYRTLE MUNZINGER
18. Marilyn M. Atsworth MARILYN M. ATSWORTH
19. Harvey Massarand HARVEY MASSARAND
20. John G. Murphy JOHN G. MURPHY
21. Karen J. Smugala KAREN J. SMUGALA
22. Bruce Appleck BRUCE APPLECK
23. Conny + Mike Pegg CONNY + MIKE PEGG
24. Elizabeth Anderson ELIZABETH ANDERSON

25. Kathleen McCarty KATHLEEN MCCARTY
26. Mr & Mrs Donald Mayberry MR & MRS DONALD MAYBERRY
27. Jean Snyder JEAN SNYDER
28. Debbie Berger & Dean Berger DEBBIE BERGER & DEAN BERGER
29. Elizabeth Wright ELIZABETH WRIGHT
30. Frank & Lucine Gekowski FRANK & LUCINE GEKOWSKI
31. John & LeAnn Goldbaum JOHN & LEANN GOLDBAUM
32. Egan EGAN
33. Barton Fitt BARTON FITT
34. Joni Ron Bazel JONI RON BAZEL
35. Don Dewey DON DEWEY
36. Steve & Marianne Hollingsworth STEVE & MARIANNE HOLLINGSWORTH
37. Marie & Skip Duffley MARIE & SKIP DUFFLEY
38. Raymond S. Sweeney RAYMOND S. SWEENEY
39. Marguerite Hollman MARGUERITE HOLLMAN
40. Jane W. DeWitt JANE W. DEWITT
41. Judith Warbaugh JUDITH WARBAUGH
42. Jane Witt 2391 Baxter Way JANE WITT 2391 BAXTER WAY
43. Jane M. Heer (2378) JANE M. HEER (2378)
44. Mary 121th MARY 121TH
45. Marilyn B. Bittner MARILYN B. BITTNER
46. Cecilia S. Montroy CECILIA S. MONTROY
47. Stacy Howard STACY HOWARD
48. John F. Fitt 2449 Baxter Way JOHN F. FITT 2449 BAXTER WAY
49. Clayton Road. F. Kelly Koch CLAYTON ROAD. F. KELLY KOCH
50. Red Smith RED SMITH
51. W. Wemhener W. WEMHENER
52. Al. High 2431 Baxter Way AL. HIGH 2431 BAXTER WAY
53. Tillie Smith TILLIE SMITH
54. 2401 " " 2401 " "



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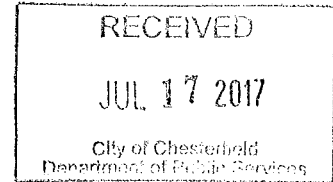
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*Patricia Wenkoever*  
*2423 Paxton Way*  
*Chesterfield, Mo.*  
*63017*



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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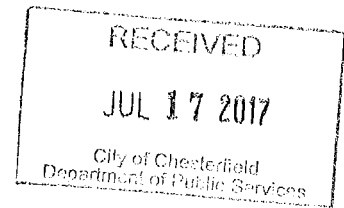
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Brian  
2439  
BAXTER  
WAK



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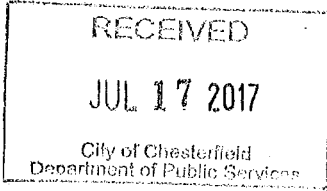
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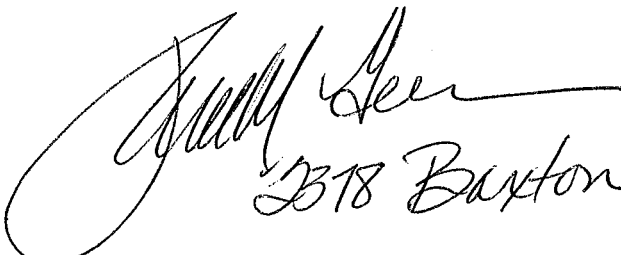
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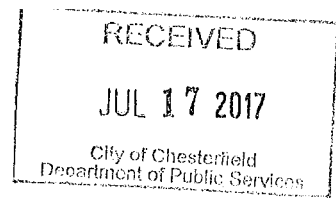
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Judy Lee  
378 Baxton Way

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

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RECEIVED  
JUL 17 2017  
City of Chestnut Hill

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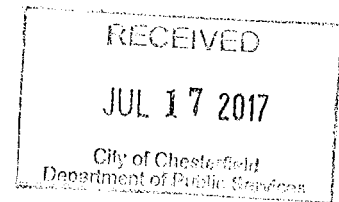
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*Thank you for your consideration.*  
*Respectfully*  
*Richard Walker*  
*2371 Baxter Way*  
*Chesterfield, MO 63017*



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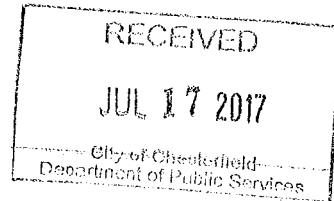
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*Judith Starbough*  
*12453 Baxton Way*



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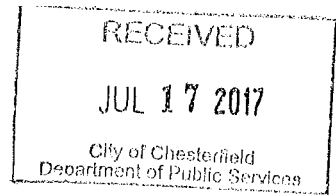
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 7/13/17  
Elizabeth Wright  
2461 Baxton Way  
Chesterfield, mo  
63017



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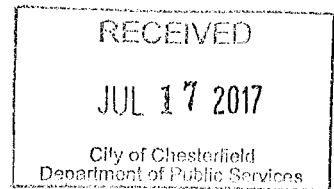
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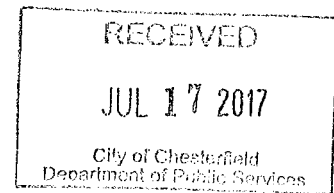
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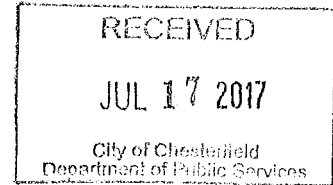
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#### Conclusion

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Betty Morris  
2387 Barton Way  
Chesterfield, Mo.

63017



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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.

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*Kathy Roach*  
Kathy Roach  
2388 Baxton Way

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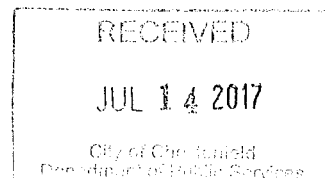
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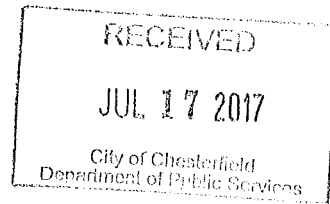
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*We would like to point out that there will be Woodfield homes on two sides of the Briteworx carwash. The carwash in Florissant only has homes at the back of the carwash property.*

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



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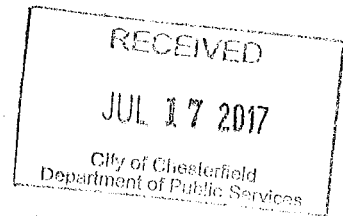
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*Rathleen Mc Carthy 15129 Barton Ct.*



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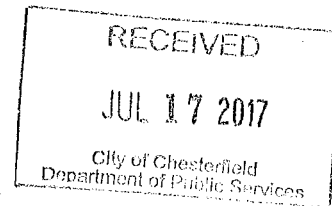
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Marilyn D. Penworth  
2382 Baxton Way  
Chesterfield, Mo.



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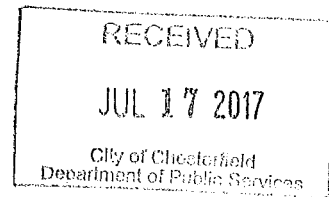
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- |    |                      |                      |
|----|----------------------|----------------------|
| 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. Goltsmita  | ROBERT L. GOLTSMITA  |
| 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 Dunzinger     | MYRTLE DUNZINGER     |
| 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 | Comm. 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 Barton 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 Barton Way   |                 |
| 49 | Clayton Road                   | Rocky Koch      |
| 50 | Red M. A.                      |                 |
| 51 | Bob Wernbacher                 |                 |
| 50 | 2431 Barton Way                |                 |
| 51 | Tillie Smith                   |                 |
| 52 | 2401 " "                       |                 |



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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

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.

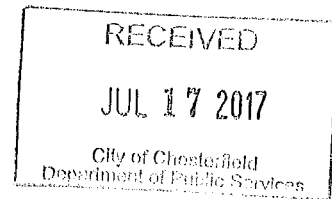
David J. Daw  
2/13/17

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 Limone PHIL & MARY LIMONE
- 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 Anne Fogarty MICHELLE FOGARTY
- 11. Anna
- 12. Michelle Ferris
- 13. Betty Morris BETTY MORRIS
- 14. O'Neal Savard O'NEAL SAVARD
- 15. Lucian T. Sams LUCIAN T. SAMS
- 16. Myrtle Munzinger MYRTLE MUNZINGER
- 17. MARTYLA M. AINSWORTH MARTYLA M. AINSWORTH
- 18. HARVEY MASSARAND HARVEY MASSARAND
- 19. Brian & Murphy BRIAN & MURPHY
- 20. KAREN S. SMUGALA KAREN S. SMUGALA
- 21. BOUCE APFLECK BOUCE APFLECK
- 22. Myrtle Munzinger MYRTLE MUNZINGER
- 23. 2345 Baxter Way 2345 BAXTER WAY
- 24. 2345 Baxter Way 2345 BAXTER WAY

- 25. Kathleen McCaffrey
- 26. Mrs. 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. Smith
- 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 Bittner 2449 Baxter Way
- 49. Clayton Road CLAYTON ROAD
- 50. Red Smith
- 51. Pat Wembaeher
- 52. 2431 Baxter Way 2431 BAXTER WAY
- 53. Tillie Smith
- 54. 2401 " " 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.

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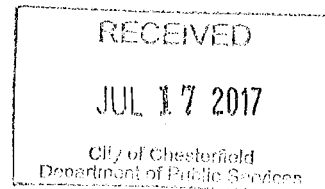
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#### Conclusion

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.

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*2456 BAXTON Way*  
*Chesterfield, MO 63017*





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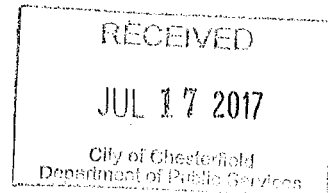
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Lucinn J. Sams  
2359 Baxton Way 63017  
7/13/17



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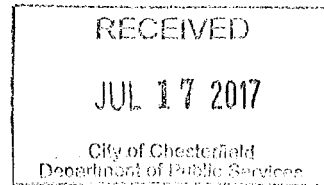
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

- |    |                     |                     |
|----|---------------------|---------------------|
| 1  | Daniel S. Reilly    | Daniel S. Reilly    |
| 2  | Myra Ozerky         | MYRA OZERKY         |
| 3  | Phil & Mary Lomoneo | PHIL & Mary Lomoneo |
| 4  | Rosemary Quigley    | ROSEMARY QUIGLEY    |
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| 18 | Martly M. Atusworth | MARTLY M. ATUSWORTH |
| 19 | Harvey Massarand    | HARVEY MASSARAND    |
| 20 | Brian & Murphy      | BRIAN & MURPHY      |
| 21 | Karen J. Smigala    | KAREN J. SMIGALA    |
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| 23 |                     |                     |
| 24 |                     |                     |

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|----|-------------------------------|-----------------|
| 25 | Mr & Mrs Donald Mayberry      |                 |
| 26 | Jean Snyder                   |                 |
| 27 | Debbie Berger & Don Berger    |                 |
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| 29 | Joseph & Linnie Gekowski      |                 |
| 30 | Tip & Lorna Goldbaum          |                 |
| 31 |                               | Egan            |
| 32 |                               |                 |
| 33 | Barton Fitt                   |                 |
| 34 | Joni & Ron Bayle              |                 |
| 35 | Don Dewey                     | Don Dewey       |
| 36 | Steve & Marianne Hollingworth |                 |
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| 46 | Stacy Howard                  | Stacy Howard    |
| 47 | Walt Fottitt 2449 Barton Way  |                 |
| 48 | Clayton Road                  |                 |
| 49 | Barbara Koch                  |                 |
| 50 | Red & M. A.                   |                 |
| 51 | Wendy Wambacher               |                 |
| 52 | Al & Lish                     | 2431 Barton Way |
| 53 | Tillie Smith                  |                 |
| 54 |                               | 2401 " "        |

\* Stacy Howard  
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 \* 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 can hear the vacuum running (that exists there now) while in our backyard and it is nothing like what is going to be with this proposed structure.*

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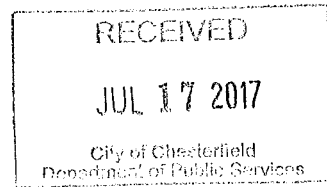
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Marianne Hollingsworth  
Stephen Hollingsworth  
2469 Baxton Way  
Chesterfield MO 63017



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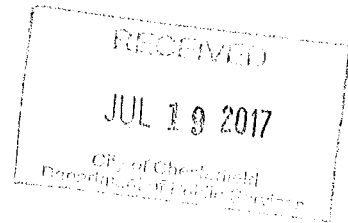
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*Elizabeth Landau*  
*15124 Bayton Court*  
*6 3017*

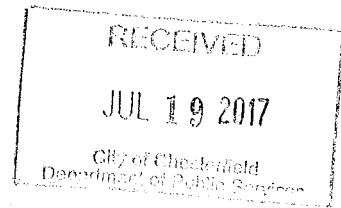
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RECEIVED

JUL 19 2017

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4. Rosemary Quigley
5. Robert L. Golosmita
6. Elizabeth Diekhous
7. Shirley M. Schmitt
8. Susan Forsberg
9. Adeline Osborne
10. Michael Fagan
11. Anna
12. Michael J. Fano
13. Betty Morris
14. O'Neal
15. Lucina J. Sams
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17. Myrtle Munslinger
18. Martyn M. Ainsworth
19. Harvey Massarand
20. BKN & MURPHY
21. Karen J. Smigala
22. Bruce Appleck
23. Jimmy Pappas
24. Elizabeth Fander

25. Kathleen MacCarty
26. Mrs Donald Mayberry
27. Jean Snyder
28. Debbie Berger & Don Berger
29. Elizabeth Wright
30. Joseph & Joanne Gelsinski
31. Vicki & John Goldbaum
32. Egan
- 33.
34. Susan Fitch
35. Joni & Ron Bayle
36. Don Dewey
37. Steve & Marianne Hollingworth
38. Shari & Skip Duffley
39. Wayne and S. Duffley
40. Ingrida Hollman
41. Jane W. Galt
42. Judith Harbaugh
43. Jan Witt 2391 Barton Way
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45. Marilyn Butcher
46. Marilyn Butcher
47. Cecelia Montroy
48. Stacy Howard
49. Kelly Grotz 2449 Barton Way Clayton Road
50. Fredy Koch
51. Reed Smith
52. Pat Wernbacher
53. T. L. Smith
54. Marilyn Butcher 2351 Barton 2401 " "



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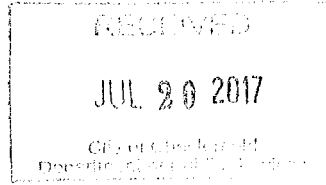
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- |    |                       |                       |
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| 2  | Myra Ozerky           | MYRA OZERKY           |
| 3  | Phil & Mary Limone    | PHIL & MARY LIMONE    |
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| 10 | Michael Fagan         | Michael Fagan         |
| 11 |                       |                       |
| 12 |                       |                       |
| 13 | Betty Morris          | Betty Morris          |
| 14 | O'Meara, Bernard      | O'Meara, Bernard      |
| 15 | Shirley Morris        | Shirley Morris        |
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| 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                    |                 |
| 28 | Debbie Berger & Don Berger     |                 |
| 29 | Elizabeth Wright               |                 |
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| 33 |                                |                 |
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| 49 | Clayton Road                   |                 |
| 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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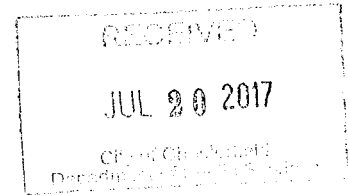
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- 32. Egan EGAN
- 33. [Signature]
- 34. Brian Fitt BRIAN FITT
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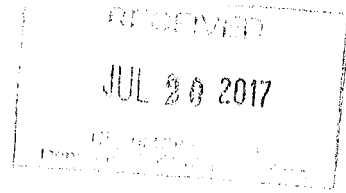
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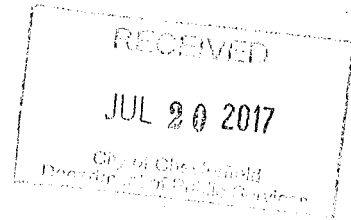
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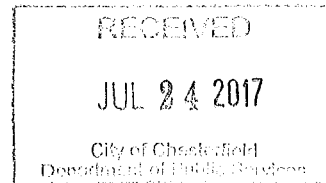
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*Sincerely,  
Susan Farberg  
2413 Bapton Way*

*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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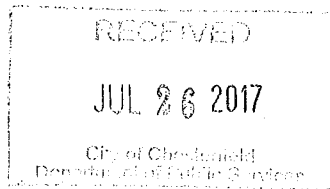
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*Cecelia Montroy  
2433 Bayton Way  
Chesterfield, Mo 63017*



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Kevin Egan  
2374 Baxter Way  
Chesterfield MO  
63017

RECEIVED  
JUL 26 2017  
CITY OF BOSTON

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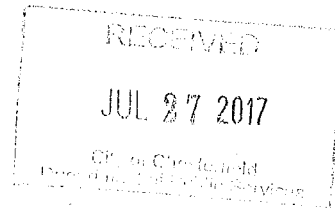
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I am a resident of the Woodfield Community. I am opposed to a Brite Worx Car Washery being built at the corner of Baxter and Clayton Road.

1. Daniel S. Reilly Daniel S. Reilly
2. Myra Ozersky MYRA OZERSKY
3. Phil & Mary Limonera PHIL & MARY LIMONERA
4. Rosemary Quigley ROSEMARY QUIGLEY
5. Robert L. GROSSMITH ROBERT L. GROSSMITH
6. Elizabeth Die-Khaus ELIZABETH DIE-KHAUS
7. Shirley M. Schmitt SHIRLEY M. SCHMITT
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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 & Priscilla 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. Jane 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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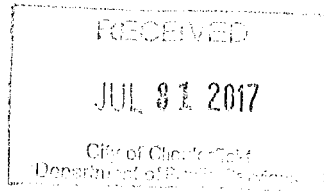
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Dear Commissioners: *We realize this is a form letter. Please see added notes.*

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 *\* flooding in the streets as well as backyards and basements.* 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

*\* This proposal will create a greater safety issue than exists now.*

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

*\* This part of Chesterfield attracts a certain type of home owner. This proposal will likely disturb that and reduce home values.*

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.

Conclusion

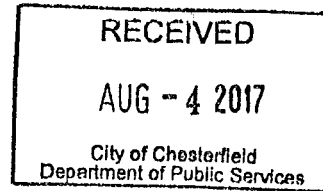
For all the reasons stated above, the residents of Woodfield respectfully request that the Chesterfield Planning Commission ✦ deny the request to allow the Briteworx carwash development at the northwest quadrant of Clayton and Baxter Roads.

*\* 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.*



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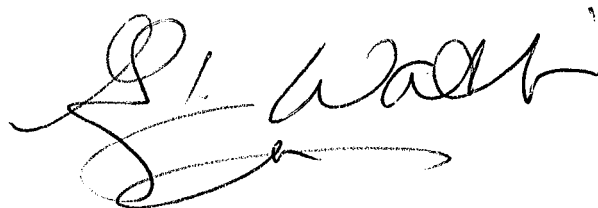
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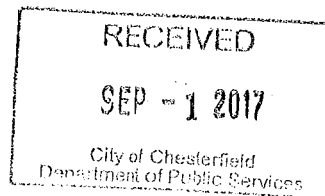


Genny & Jack Watkins  
2390 Baxter Way

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.

- |    |                      |                      |
|----|----------------------|----------------------|
| 1  | Daniel S. Beilly     | 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 | Michelle Ferraro     |                      |
| 13 | Betty Morris         | Betty Morris         |
| 14 | O'Neal Savard        | O'Neal Savard        |
| 15 | Lucina T. Sams       | Lucina T. Sams       |
| 16 | Lucina T. Sams       | Lucina T. Sams       |
| 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        |
| 23 |                      |                      |
| 24 |                      |                      |

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|----|--------------------------------|----------------|
| 25 | Kathleen McCarty               |                |
| 26 | Mr & Mrs Donald Mayberry       |                |
| 27 | Jean Snyder                    |                |
| 28 | Debbie Berger & Dean Berger    |                |
| 29 | Elizabeth Wright               |                |
| 30 | Joseph & Lorraine Gecowski     |                |
| 31 | Victor & Anna 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 Fitch 2449 Barton Way     |                |
| 49 | Clayton Road. Fredy Koch       |                |
| 50 | Red Smith                      |                |
| 51 | Wendy Wambacher                |                |
| 52 | 2431 Barton Way                |                |
| 53 | Tillie Smith                   |                |
| 54 | 2401 " "                       |                |
| 55 | Genny Watkins                  |                |
|    | 2930 Barton Way                |                |



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