

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 10, 2012**

The meeting was called to order at 7:06 p.m.

I. ROLL CALL

PRESENT

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

ABSENT

Mr. Bruce DeGroot
Chair Michael Watson

Councilmember Randy Logan, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Acting Chair Proctor acknowledged the attendance of Councilmember Randy Logan, Council Liaison; and Councilmember Connie Fults, Ward IV.

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING MINUTES

Commissioner Puyear made a motion to approve the minutes of the **August 27, 2012 Planning Commission Meeting**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

A. Chesterfield Senior Living

Mr. Brandon Harp, Principal at Civil Engineering Design Consultants on behalf of the Petitioner, 11402 Gravois, St. Louis, MO.

In response to the discussion held at the prior Site Plan Committee Meeting, Mr. Harp stated that the dormers are an architectural feature that protrude 2-6 feet from the face of the roofline. The dormers are not flush with the roofline but are sloped with the roofline. Following is information on each specific dormer:

- Dormer above the deck on the west side protrudes 6 feet.
- Dormer further to the east protrudes 2 feet.
- Dormer in the middle protrudes 4 feet.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. Chesterfield Senior Living: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an 8.04 acre tract of land zoned "E-1" Estate One Acre District with Conditional Use Permit #34 located on the north side of Wild Horse Creek Road, west of Long Rd.

Commissioner Nolan, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Senior Living. The motion was seconded by Commissioner Geckeler and passed by a voice vote of 7 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS

Ms. Aimee Nassif, Planning & Development Services Director provided an update on the Mercy and RGA projects.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

Bruce DeGroot, Secretary