

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 10, 2008**

The meeting was called to order at 7:02 p.m.

I. ROLL CALL

PRESENT

ABSENT

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

Mayor John Nations
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Sarah Cantlon, Community Services & Economic Development Specialist
Mr. Mike Geisel, Director of Planning & Public Works
Ms. Mara Perry, Senior Planner
Ms. Jeff Paskiewicz, Civil Engineer
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Mayor John Nations; Councilmember Bruce Geiger, Ward II; Councilmember Connie Fults, Ward IV; and City Administrator Mike Herring.

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

- A. **P.Z. 26-2008 Chesterfield Village C-119 & C-148 (Chesterfield Village, Inc.)**: A request for an amendment to St. Louis County Ordinance 13,759 and City of Chesterfield Ordinance 1170 to modify the legal descriptions of a 3.038 acre parcel and a 10.895 acre parcel located on the southwest and southeast corners respectively of the Baxter Road and Wild Horse Creek Road intersection.

STAFF PRESENTATION:

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

- Property C-119 is located on the southwest corner of Baxter and Wild Horse Creek Road; Property C-148 is located on the southeast corner.
- State statute and City of Chesterfield requirements were met in providing public notification.
- The Chesterfield Comprehensive Plan Land Use Plan designates the subject properties as “Residential Single Family”, “Residential Multi-Family”, and “Urban Core”.
- Staff has no outstanding issues with the project.

PETITIONER’S PRESENTATION:

1. Mr. Mike Doster, Attorney representing the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, MO gave a PowerPoint presentation and stated the following:
 - They are attempting to amend the legal descriptions of Parcels C-119 and C-148 to reflect changes that have occurred since the original zoning.
 - The subject parcels were originally zoned under St. Louis County Ordinance #13,759 in 1988.
 - A “triangular piece” was added to Parcel C-119 and rezoned by City Ordinance #1170 in 1996. The additional property was approximately six-tenth of an acre.
 - The realignment of Wild Horse Creek Road occurred over a portion of C-148.
 - The Riparian Corridor overlaps a portion of C-148.
 - There is a portion of Parcel C-148 that is a part of The Reserve. When the boundary adjustment was approved between The Reserve and C-148, it created a gap in the zoning district. They are trying to close this gap so the zoning district is co-terminus with the boundary and zoning district. It was noted that the subject petition would rezone “the gap” to C-8.

Commissioner Banks asked what the existing zoning is for Parcels C-119 and C-148, and what the zoning would be if the petition is approved. Mr. Doster replied that the existing zoning is C-8 and would remain C-8 if the petition is approved.

Commissioner Geckeler asked if there were any plans to “shrink” the Riparian Corridor. Mr. Doster indicated that there are no such plans.

Commissioner Perantoni asked where the Urban Core falls with respect to the subject parcels. Mr. Seymour replied that the Urban Core bisects Parcel C-148 east to west.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

REBUTTAL: None

ISSUES: None

Commissioner Nolan read the Closing Comments for the Public Hearings.

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the **October 27, 2008 Planning Commission Meeting**. The motion was seconded by Commissioner Watson and **passed by a voice vote of 9 to 0**.

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. Andria’s Steakhouse (16125 Chesterfield Parkway West): An Amended Elevation for a 3.723 acre tract of land zoned “C8” Commercial District located at 16125 Chesterfield Parkway West.**

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Amended Elevation with black awnings for **Andria’s Steakhouse (16125 Chesterfield Parkway West)**. The motion was seconded by Commissioner Banks and **passed by a voice vote of 9 to 0**.

- B. Spirit Valley Business Park (Sign Package):** Sign Package for a 52.82 acre tract of land zoned "PI" Planned Industrial District located approximately 4,200 feet west of the intersection of Chesterfield Airport Road and Olive Street Road.

Commissioner Watson, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for Spirit Valley Business Park. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 9 to 0.**

- C. Wings Corporate Estates (18390 Wings Corporate Drive):** A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Commissioner Watson, representing the Site Plan Committee, made a motion to hold until the next meeting the approval of a free-standing sign for Wings Corporate Estates (18390 Wings Corporate Drive). The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

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

Chair Hirsch noted that the agenda and Staff Report refer to "P.Z. 18-2008" but the Commission is not actually dealing with P.Z. 18-2008 tonight; that ordinance was reviewed by the Planning and Public Works Committee of Council and was divided into two separate sections – one being proposed ARB By-laws, and the other portion representing ARB Review Guidelines.

Chair Hirsch stated that the Commission will only be reviewing the by-laws and design guidelines tonight. Other documents will come back to the Commission after they have been drafted. The by-laws are an internal document within the City on how the Architectural Review Board operates in conjunction with the Planning Commission. The design guidelines refer to the architectural review process that is to be used by ARB in reviewing all future projects.

Commissioner Proctor made a motion to approve the resolution recommending acceptance of the by-laws and architectural design guidelines. The motion was seconded by Commissioner Puyear and **passed by a voice vote of 9 to 0.**

Commissioner Banks asked that the by-laws be sent back to the Architectural Review Committee for further review and refinement. Chair Hirsch noted that it was the consensus of the Commission to send the by-laws to the Architectural Review Committee.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:24 p.m.

Michael Watson, Secretary