

Cassandra Harashe

Subject: FW: NO Car Wash on Baxter & Clayton

From: Richard Adams [mailto:
Sent: Sunday, May 28, 2017 8:00 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: NO Car Wash on Baxter & Clayton

I have lived & enjoyed living on Clayton Road now for eleven years & do not want the traffic a commercial business such as a car wash would cause here. Due to the commercial atmosphere at Clayton & 141, that area is better suited but still an ugly addition to Clayton Road. Please stop considering doing the same thing to a mostly residential area at Baxter.

Surely those of us who live here & must contend with the traffic & unpleasant change to our beautiful part of Clayton Road can keep what we have now & not change it with a car wash!

Richard Adams
363 Meadowbrook Drive
Ballwin MO 63011

Sent from [Mail](#) for Windows 10

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Cecily Affleck [mailto:
Sent: Wednesday, May 10, 2017 9:39 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash

Good Morning Cassie,

I am a resident of Woodfield Condominiums and I want to express my concerns about the Briteworx Carwash proposal on the corner of Baxter and Clayton. I believe the level of cars/traffic to the area would be of great concern, already there are numerous times when cars enter our subdivision only to do a u turn, there are also numerous times when cars leaving said station want to travel north on Baxter and due to the island can't so they just go the wrong way for the 50 or so yards the island is there, it is quite a scary sight. That is just one of the concerns, the water run off is of particular concern to us in the residents, already we are a low spot for all of the rain spill, there is a natural path from Clayton, Chesterton lane homes and the top of Baxter road, adding to that may up our water table so high it could prove to be a real and consistent is issue. The noise concern is so obvious is could go with out being mentioned, we are a small quiet community or many retired and this would be an annoyance to say the least.

Thank you for your consideration,

Cecily

--

Cecily Affleck
Coldwell Banker Gundaker
Email:
Direct:
Office:

Cassandra Harashe

Subject: NO to Car Wash at Baxter and Clayton

From: Carrie Callahan [mailto:]
Sent: Wednesday, July 19, 2017 5:17 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: NO to Car Wash at Baxter and Clayton

Hi Cassie,

I am emailing as a concerned neighbor of the idea of a huge car wash at the intersection of Baxter and Clayton. I am absolutely opposed to the idea and for the sake of the neighborhood (I live in Claymont Estates), please help us to not let them build such an eyesore that would have negative effects on the traffic and more in the neighborhood.

Thank you,

Carrie Allesi
[314-369-3504](tel:314-369-3504)

Cassandra Harashe

Subject: Briteworx

From: Jack Ameis [mailto:
Sent: Sunday, July 16, 2017 1:06 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx

I am not a resident of Chesterfield, but I live very close (Wildwood). I drive past Clayton and Baxter daily. I cannot think of anything worse than this (eyesore of a car wash) at that location. Traffic is already a nightmare during peak times! Also, this area is surrounded by car washes. Waterways at Woods Mill and Clayton and Olive and Swigley - now a Tidal Wave on Long road - not to mention the numerous gas stations with a wash. Enough already. NO to Briteworx!!

Jack Ameis

Cassandra Harashe

Subject: Briteworx Carwash at the intersection of Baxter & Clayton Rds.

From: Jan Baron [mailto:
Sent: Friday, July 14, 2017 5:36 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash at the intersection of Baxter & Clayton Rds.

We are opposed to the construction of the Briteworx Carwash at the intersection of Baxter & Clayton Roads. The congestion that it would bring to an already busy and crowded intersection would be harmful to our community. This business would not be in keeping with the neighborhood ambiance. We don't want Clayton Road to become another Manchester Road with more traffic issues, crowding, and unsightly commercial buildings. We have enough issues with traffic as it is.

Thank you for hearing our concerns. We love our neighborhood and would hate to see it be diminished by this project.

Richard and Janet Baron

Jan Baron
2375 Claymoor Drive
Chesterfield, Missouri 63017
636.391.0360
314.494.2375

Cassandra Harashe

Subject: FW: Briteworx car wash application for zoning at Clayton/Baxter

From: Mike Becker [mailto:
Sent: Monday, May 15, 2017 1:00 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Cc: Mike Becker <>; Berger, Dean & Debbie <
Subject: Briteworx car wash application for zoning at Clayton/Baxter

Cassie...

My name is Mike Becker. I have lived in the Chesterfield area since 1972 [with a couple of stops in-between]--Meadowbrook Farm, Scarborough West, and The Forest. I am currently living near the intersection of Clayton and Meadowbrook Country Club.

During this time I have witnessed many changes in the areas growth and development....usually planned and controlled by appropriate zoning, as we were here 'pre-Mall'. Clayton was a sleepy lane back then.

The proposed Briteworx development appears to me not to fit the model for that area of Clayton Road, even with the current growth. It seems more suited for higher density commercial areas like Manchester Road. That corner of Clayton Rd. is currently dotted with high traffic businesses. I understand that the City of Creve Coeur Planners have already disapproved a similar Briteworx project for their community. If it does not fit Creve Coeur why would it fit Chesterfield?

Having discussed this with other residents we have concerns that;

- 1 The traffic density and congestion would be too great
- 2 Traffic and personnel safety would be a problem
- 3 Sufficient access and egress do not currently exist and would require significant reconfiguration and expense. If unchanged, traffic would probably infringe on neighboring residential streets.
- 4 Noise and lighting would most probably be a neighborhood nuisance
- 5 The appearance of the proposed property does not appear to meet the character of the surrounding area
- 6 If re-zoning or the like is granted, would that set precedent for further similar development?
- 7 Does this replace the Mobil Station?..if so are there issues of oil/gasoline/petroleum waste at the site?
- 8 Is this really necessary....other car washes exist in the community?

Lets keep Clayton Road density from becoming too overtly commercial. There is already a Manchester Rd.

Thanks
Mike Becker

Cassandra Harashe

Subject: FW: Brite-WorX at Clayton & Baxter Road!
Attachments: Brute-WorX car wash 05-28-2017 22-05-58.pdf

Importance: High

From: Joy Beckner [mailto:
Sent: Friday, June 09, 2017 4:30 PM
To: Bob Nation <BNation@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Brite-WorX at Clayton & Baxter Road!
Importance: High

Hello Mayor Nation, Dan, Randy and Cassandra,

I moved to Brandywine condominiums on what would become Old Baxter Road in 1974, 43 years ago! It's hard to believe that that property was in an area to soon become the City of Chesterfield! There was no Old Baxter road; it was just Baxter Road.

In 1984 my husband Brian and I bought a house in Plat 2 of Meadowbrook Farm. Over these many years I have seen many changes at the intersection of Clayton and Baxter roads. After reading Dick Goldbaum's letter to the editor of West News about putting a huge, contemporary car wash at the northwest corner of Clayton and Baxter, I decided it is time to get involved.

My husband Brian and I think a Brite-WorX car wash will degrade Clayton Road as it peacefully flows through Chesterfield. Not only will it be gaudy by comparison to existing structures along Clayton Road, the traffic, as 300 cars per day just for the car wash, will be horrendous! I rarely travel to Clarkson on Baxter; everything I really need on a daily basis is between Baxter Road and 141: Walgreens, Wellbridge, Whole Foods, my bank at Schnucks, Ace Hardware, the post office and UPS, are ALL on that little stretch of Clayton Road. I abhor the thought of more traffic!

Please consider the effect of a gaudy, noisy car-wash on the look of Clayton Road as well as the effects it will have on existing residents and travelers of Clayton Road. Think of the NOISE and the reduced property values of those who live in close proximity! Yikes!!!

Think of the TRAFFIC with the expected 300 cars per day at the wash! I do NOT LOOK FORWARD TO AN EXTRA 15-30 minutes waiting in line at that intersection! Plus, I would have to LOOK at this gaudy place!

I respectfully ask you to deny a permit for building a gaudy, noisy Brite-WorX car wash at Clayton and Baxter. Imagine your traveling in this area! We have a perfectly good, tastefully designed, unobtrusive car wash at the corner of 141 and Clayton Road. It blends with the background, as such a functional place should. We have two car washes at the corner of Clayton and Baxter already! WE NEED NO NEW GAUDY, NOISY HUGE CAR WASH at Clayton and Baxter.

As for the idea of enlarging the Mobile station to include a 24 hour convenience store, that too, will be NOISY and it will reduce the property values of close neighbors. When I mentioned the 24 hour convenience store to my husband, he exclaimed, "THAT will bring CRIME!"



HOME

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Mayor Nation, I respectfully ask you to deny access to the northeast corner property of Clayton and Baxter for the development of a NOISE machine called Brite-worX.

Attached is a scan of part of the article with name of the planning project manager person to call, Casandra Harashe, at Chesterfield. Her number is: 636-537-4000. Her email is above.

Mayor Nation, Dan, Randy and Casandra, kindly reply to all with the date and time of your next open meeting! We want to speak up for extending the sanity of our corner of Clayton and Baxter.

Many thanks! I hope you have a wonderful day!

Joy

Joy Kroeger Beckner, FNSS
15268 Kingsman Circle
Chesterfield, MO 63017-7412 USA

<http://www.joybeckner.com>

Skype:

Classical Realism, from Hounds to Humans

If a person has integrity, Nothing else matters.

If a person does not have integrity, nothing else matters.

Bernard Ewell

Cassandra Harashe

Subject: FW: Briteworx carwash

From: Mary Bellon [mailto:
Sent: Tuesday, May 09, 2017 2:35 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx carwash

Dear Cassie Harashe:

I am asking you to vote against the Briteworx carwash at Baxter and Clayton. The scale and intensity of this operation is too much for our residential neighborhood. Traffic issues would be an issue.

Thank you,

Mary Bellon

Cassandra Harashe

Subject: Cassie, planning commission 7-21-17
Attachments: Cassie, planning commission 7-21-17.docx; WoodfieldLetteronBriteworx final .docx

From: Berger, Dean [
Sent: Sunday, July 23, 2017 1:02 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Cc: Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>
Subject: Cassie, planning commission 7-21-17

Cassie,
Attached are two documents with regards to the Briteworx Car Wash.
Please forward these to the planning commission, I will send them directly to Dan and Randy.
Thanks for your help

Dean Berger
2457 Baxton Way
Chesterfield Mo 63017

July 23, 2017

Cassie ,Members of the Chesterfield Planning Commission, Ward III Councilmen

Re: Zoning for Briteworx car wash

I'm writing in opposition to the rezoning of the land parcels at the corner of Baxter and Clayton Road, the current location of an older Mobil Gas Station.

I have been to the planning commission meetings as well as the presentation by Wallis Company to our residential community of Woodfield. I also have visited the current site of the Briteworx in Florissant and the proposed Briteworx in Creve Core.

I have been part of the effort to spread the word of this development and co-authored the attached letter that I am sure you have seen before. In the letter we highlight the major reasons why we oppose such a change. All the reasons are sound; we truly feel that allowing this development will adversely affect our neighborhood; traffic, noise, drainage, aesthetics, they are all-important to us.

Of the many people we have talked with, both in person and through the neighborhood news blog, the only positive comments about the development, and there were only a few, was that it would replace the old poorly maintained Mobil station that is currently on the site.

Two comments about that:

- 1) The company that currently owns the property is the same company wanting to build the Briteworx.....if the current state of the Mobil is any indication of how they maintain their property we certainly don't want them as neighbors
- 2) I understand that when the Wallis Company bought the property from the previous owner it had been already been rezoned for a newer more up to date Mobil-on-the-Run station. That appears to be a better utilization of the property with less disruption to the neighborhood.

Please keep the neighborhood in mind when considering this request for rezoning.

Regards,

Dean Berger

2457 Baxton Way

636-227-7773

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.

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.

Cassandra Harashe

Subject: FW: Britewash carwash

From: Debbie Berger [mailto:
Sent: Tuesday, May 09, 2017 3:59 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Britewash carwash

Cassie,

I was wondering can we email the members of the zoning committee with our concerns about this carwash? If so how do we get their names and email addresses. I have not been able to find them on the internet. Or do we send the emails to you and then you forward them?

Many people in our subdivision are elderly and could not make the meeting.

And I want to stress the point that the Wallace company told Woodfield at a meeting on Nov. 15 they expected 300 cars to use the wash on any given day. There is no way to silence the tunnel carwash. They say they can silence the self vacuums but we have no Briteworx to show us an example. It will be constant noise all day long for our residents.

Any help would be appreciated, thank you,

Debbie Berger

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Debbie Berger [mailto:
Sent: Wednesday, May 10, 2017 9:15 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash

Cassie,

Would you please forward to the zoning committee members our concerns about the Briteworx carwash.

Committee members please do not change the zoning for the Mobile Station. In a meeting that Woodfield had with the Wallis co. They expected on any given day to have 300 cars using the carwash. This will give us constant noise from 7:00am until 8:00pm. We feel a 24 hour gas station would be less offensive. Less noise and a more pleasing appearance.

The Briteworx on Lindbergh has customers listening to loud car radios while vacuuming their cars and an entrance speaker that you talk into to "order" your carwash. The architecture also has a 27 foot tower that already exceeds the height limits of Chesterfield. We are also concerned with water runoff.

Why change the zoning for this large operation that clearly belongs on a larger thoroughfare such as Manchester or Lindbergh?

The Baxter And Clayton commercial intersection is surrounded by homes and schools. Please let us keep our neighborhood ambiance.

Sincerely,

Dean and Debbie Berger

Cassandra Harashe

Subject: FW: Briteworx Car Wash - Baxter and Clayton
Attachments: image001.png

From: Debbie Berger [mailto:
Sent: Tuesday, May 16, 2017 6:52 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Cc: Bob Nation <BNation@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>
Subject: Fwd: Briteworx Car Wash - Baxter and Clayton

Cassie

If you could forward this to the planning commission and anyone you feel might have input in this decision? Thank you so much for all the work and help you have given to my wife and I .

Thanks
Dean

Planning Commission

I want to express my feelings about the proposal to replace the Mobil on the Run with a Briteworx Car wash.

I have been a resident of Chesterfield for most of my adult life and always felt that Chesterfield tries to do what is best for the residents and takes into account the neighborhood that is effected by such changes.

Allowing a Briteworx car wash at the corner of Baxter and Clayton will do nothing but upset the tranquility of the neighborhood. A simple look at the existing car wash on Lindbergh shows you this enterprise does not architecturally fit in with the surroundings. On top of that we add the noise factor with comes from not only the tunnel wash and the 15 vacuums but the people noise that accompanies that much activity.

Then there is the traffic, The BW people say that this will be less that that generated by a Mobil, but I have to disagree. The tunnel wash will be a destination for the majority of its customers while the Gas and Convenience store draws most of its customers from the existing traffic, people driving by in the normal course of the day. I view most of the tunnel wash traffic as additional cars, those making a specific trip to get their car washed.

I know you've been told of the numerous car washes within only a minor distance, we do not need another. I do realize that there is another Gas and Convenience installation on the SW corner, but with the road medians that are in place now, that site is almost impossible to legally enter when heading south on Baxter or West on Clayton. Those drivers could easily access a Gas and Convenience store on the NW corner.

Please, when making your recommendations, keep in mind the residents most affected by this change.

Respectfully

Dean Berger

2457 Baxton Way

Chesterfield, MO 63017

Dean Berger
Vice President - Sales
MetalTek International
Carondelet Division
8600 Commercial Blvd.

Pevely, MO 63070 USA

Office:
Mobile:
Fax:

www.MetalTek.com

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Cassandra Harashe

Subject: Car wash

From: Julie Berigan [mailto:
Sent: Sunday, July 30, 2017 11:40 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash

I am opposed to the carwash on Baxter and Clayton rd. We do not need the noise and traffic issues this will cause. Plenty of carwash places already on Clayton rd at numerous gas stations. Certainly not a service needed or wanted in this area. It will NOT be any kind of asset to the neighborhood.

Cassandra Harashe

Subject: FW: Proposed BriteWorX Carwash
Attachments: 05-08-2017_Planning_Commission_%20Minutes.pdf

From: Jeff Boschert [mailto:
Sent: Sunday, May 28, 2017 12:51 PM
To:
Cc: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Proposed BriteWorX Carwash

Dear Residents-

FYI: it was brought to my attention this morning that a proposal is currently before the Chesterfield Zoning Commission to approve the building of a BriteWorX Carwash on the northwest corner of Baxter and Clayton (where the Wallis Mobil gas station is currently). The developers project that 300 cars will patronize this business every day.

Of the many concerns voiced in the link to the letter below is the potential traffic from exiting at the neck down on Westbound Clayton from two lanes to one just prior to our street entrance.

Here is more info on the proposal and a photo: <https://westnewsmagazine.com/2017/05/24/80959/save-clayton-road>

We missed the Public Hearing which was held on Monday, May 8, 2017. Attached are the minutes of this meeting- there were 13 speakers in opposition in attendance.

I have cc'd Cassandra Harashe from the City of Chesterfield. Cassandra, can you tell our Chesterton Lane residents any more than what's here? What is the current status? Is there another public hearing scheduled to be held?

Thanks

Jeff

Jeff Boschert
33 Chesterton Lane
Chesterfield MO 63017-7837
-Cell

Cassandra Harashe

Subject: FW: Clayton Road Car wash

-----Original Message-----

From: Jennifer Cerneka [mailto:

Sent: Saturday, May 27, 2017 11:18 AM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Clayton Road Car wash

Hi Cassandra,

I'm writing to add my voice to the opposition of the building for a new large car wash on Clayton Road. This area is filled with homes and schools. Adding something so garish and large and loud will only commercialize our neighborhood. We don't need a huge car wash here. There are plenty on Manchester Road. Don't turn our intersection into a Manchester Road look alike, please.

Thank you for your consideration.

Jennifer Cerneka

300 Quinmoor Drive

Ballwin

Sent from my iPhone

Cassandra Harashe

Subject: Car Wash @ Baxter & Clayton

From: Joyce Cockrell [mailto:
Sent: Saturday, July 15, 2017 5:18 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car Wash @ Baxter & Clayton

Dear Sirs:

I live @ Clayton & Baxter's south side in back of Wallgreens & Bank of America!

There is an exorbitant amount of traffic @ this intersection all day long.

I cannot imagine putting a car wash there with no access to Clayton Rd except going West & no Access to Baxter except on Baxter by a shopping center!

The Middle School is not far down the road. Numerous Middle schoolers walk the road on Baxter N & S and on Clayton E & W. In the mornings & after school.

I believe that this is an extreme safety issue for those children as well as all home owners in the 2 mile radius around this new planned project! The sight is actually very small for this car wash!

I am appalled that the city of Chesterfield would permit such a project! The Phillips 66 at the SE corner of Baxter & Clayton had to do numerous landscaping & set back further than it wanted to to protect the neighborhoods surrounding!

My husband & I are totally against this project moving forward!

Please put this car wash elsewhere! We have incidents at this area daily!

Thank you!

Joyce Cockrell, allied ASID

Jim Cockrell, Retired Assistant Superintendent of Schools, Parkway School District

Joyce Cockrell
335 Waverly Place Ct.
Chesterfield, MO 63017

314-591-0193

Cassandra Harashe

Subject: Britworx carwash
Attachments: image1.PNG; ATT00001.txt

From: Karen Coombs [mailto:]
Sent: Friday, July 14, 2017 7:00 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Britworx carwash

Good morning,
I'm a chesterfield resident and am not interested in having this car wash at this location. It's a congested intersection anyhow. Too many cars will be coming through and it is not a good idea.

Thanks for listening

Karen coombs



3



Briteworx Carwash at Baxter & Clayton intersection

We want to remind everyone about the rezoning for a Briteworx Carwash at the intersection of Baxter & Clayton Rds. The Wallis co. has not gotten back to Chesterfield yet in response to the questions posed at the May 8 meeting. But we need to continue to voice our concerns. Traffic congestion is a main concern along with water runoff, noise and light pollution. The Briteworx architecture is not compatible with the neighboring businesses, homes and schools. The tunnel carwash has a 27 ft. tower and 15 self service vacuums. The Wallis co. Has predicted 300 cars a day will use the facility.

It will help if you voice your concerns to Cassie Harashe at charashe@chesterfield.mo.us and Justine Wyse at jwyse@chesterfield.mo.us.
Dean and Debbie Berger



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Open

Cassandra Harashe

Subject: FW: car wash...no no no

From: Sandy Coomes [mailto:
Sent: Monday, May 29, 2017 10:21 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: car wash...no no no

There are plenty of car washing facilities within one mile of this purposed location. I can name at least 5 . Three are self service and 2 have full service. We do NOT need anymore. Also one closed on Manchester Road due to not enough business. There is no waiting at most all of the 5 remaining . What a dumb idea to open another and have it stand empty and closed in about a year.

[Sent from Yahoo Mail on Android](#)

Cassandra Harashe

Subject: Car Wash

From: regina davidson [mailto:
Sent: Friday, July 14, 2017 5:02 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car Wash

To whom it may concern:

My name is Regina Davidson and my address is: 101 Calico Lane, Ballwin MO 63011

I live 0.8 miles away from the corner of Baxter and Clayton Roads where the proposed Brite Wax station is to be built. I consider the intersection of Clayton and Baxter an important part of my neighborhood. This massive carwash at that intersection would have an extremely negative impact on my daily life. MANY Ballwin residents will be affected, not just Chesterfield residents.

I am also concerned about the flow of traffic, and the safety of our children who are walking, biking and running cross-country through that perilous, already-choked intersection.
I am urging you to please not built there.

Regina Davidson

1 Cup of This (Before Bed) Will "Destroy" Your Nail Fungus Wellness Above All
<http://thirdpartyoffers.juno.com/TGL3131/59693f79627893f793e2bst02duc>

Cassandra Harashe

Subject: FW: car wash at the corner of Baxter and Clayton

From: Dewey, Joan [mailto:
Sent: Monday, May 08, 2017 1:51 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Cc: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: car wash at the corner of Baxter and Clayton

Hello,

I wanted to send an email to let you know my opinion, both personal and professional, about the proposed car wash at Clayton and Baxter. It will be a real eye sore! I am a Realtor with Coldwell Banker Gundaker at the Town & Country office and I live in Chesterfield. This type of car wash belongs on a busy street such as Manchester Rd, not a street like Clayton Rd. I'm really hoping that Chesterfield will deny this usage. I can recall when the residents of TC told the fire department that they could only put a station at Mason and Clayton Rd if it looked like it "had to have a traditional architectural look that belonged in TC". That firehouse is probably one of the most attractive ones I've ever seen.

Chesterfield should have the same standards as our neighbors in TC. I'm not against progress and I'm fine with a change, but it should look appealing....not UGLY!

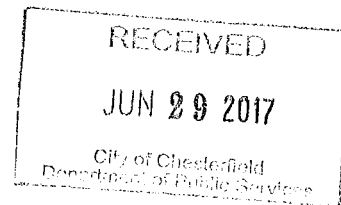
Thank you,
Joan Dewey
2448 Baxton Way
Chesterfield, MO

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system. Nothing in this email creates a contract for a real estate transaction, and the sender does not have authority to bind a party to a contract via written or verbal communication.

**Edward Diffley
2465 Baxton Way
Chesterfield MO 63017**

June 27, 2017

Mr. Justin Wyse
Planning Commission
City of Chesterfield
690 Chesterfield Parkway
Chesterfield MO 63017



Subject: PZ 08-2017 Brite Worz rezoning

Dear Mr. Wyse

Please **DO NOT** rezone the corner of Baxter and Clayton Road for another Carwash.

I am more and more concerned with noise, water run off, lights, traffic, and cars using Woodfield streets for u turns and the disruption of our Chesterfield neighborhood.

The Wallis Company has stated they expect 300 cars to use the carwash on any given day! Why change the zoning and risk the devaluation of Woodfield property?

Reasons:

1. It was already re-zoned to make it a gas station--no need to change
2. As a property owner, and down hill from the site, we are already having water run off problems and the fix is somewhere around \$150,000 to \$200,000 to fix.
PLEASE DO NOT ADD TO THIS PROBLEM just because someone wants to do something different than what they originally wanted it zoned for some time ago.
3. I don't believe there is any substantial tax upside that should merit your vote to redone.

I have heard the Mobile owners presentation and question many things they say regarding this property. It is partly a dream and a hope. **NOT A PLAN FOR SUCCESS!** It will effect our Woodfield community and Chesterfield with **NO** upside for anyone but them.

The planning statement on your website states, in effect, that the current zoning has already taken into consideration all elements of the commercial zoning and the effect on the residential area. **SO NO NEED TO CHANGE!**

Edward Diffley

A handwritten signature in cursive script that reads "Edward B. Diffley".

Cassandra Harashe

Subject: Reasoning for Briteworx Carwash

From: Skip Diffley [mailto:

Sent: Monday, May 01, 2017 3:00 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>

Cc:

Subject: Reasoning for Briteworx Carwash

Please DO NOT redone the corner of Baxter and Clayton Road for another Carwash.

1. It was already re-zoned to make it a gas station--no need to change
2. As a property owner, and down hill from the site, we are already having water run off problems and the fix is somewhere around \$150,000 to \$200,000 to fix. PLEASE DO NOT ADD TO THIS PROBLEM just because someone wants to do something different than what they originally wanted it zoned for some time ago.

I don't believe there is any substantial tax upside that should merit your vote to redone.

I have heard the Mobile owners presentaction and question many things they say regarding this property. It is partly a dream and a hope.

It will effect our Woodfield community with NO upside for anyone but them.

Thanks for your consideration, and your NO vote to the reasoning.

Edward Diffley

Shari Diffley

2465 Baxton Way

Cassandra Harashe

Subject: FW: Briteworx Carwash
Attachments: image.png; image.png

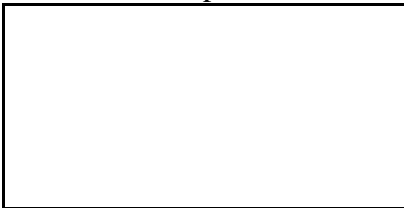
From: Skip Diffley [
Sent: Tuesday, May 09, 2017 1:08 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Cc: Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>
Subject: Briteworx Carwash

Mr. Wise

Thanks for the opportunity to address the zoning committee last evening.

I don't think it is right to change the zoning "just because" the property owners want to do something different. They have approval for the MOBILE ON THE GO and there is no financial upside for Chesterfield. The thought that there will be a tax increase because of more retail business is lost with the decrease in value of the surrounding properties. I believe this is a FALSE assumption due to the fact there are over 20, yes twenty, Carwash facilities with in less than 5 miles.

I have attached photos



Skip Diffley
2465 Baxton Way

Map

Photos

Filter

Car Wash

Current Location

Price

Open Now



1. Martian Car Wash 2.2 mi
 ★★★★★ 5 Reviews
 15552 Manchester Rd, Ellisville
 Car Wash



2. Waterway Gas & Wash 1.5 mi
 ★★★★★ 17 Reviews
 388 Lamp And Lantern Vlg, Town and...
 Car Wash



3. Waterway Gas & Wash 2.9 mi
 ★★★★★ 16 Reviews
 15606 Olive Blvd, Chesterfield
 Car Wash



4. Western Oil 0.1 mi
 ★★★★★ 1 Review
 14898 Clayton Rd, Chesterfield
 Gas Stations



5. On The Run 4.7 mi
 ★★★★★ 5 Reviews
 17195 Chesterfield Airport Rd, Chester...
 Car Wash, Gas Stations



6. Speedy Gas and Wash 3.3 mi
 ★★★★★ 34 Reviews
 13894 Manchester Rd, Ballwin
 Car Wash, Auto Detailing, Gas Stations

[Request a Quote](#)



7. Auto Spa Etc 4 mi
 ★★★★★ 20 Reviews
 8 Ellisville Town Ctr Dr, Ellisville
 Car Wash, Auto Detailing



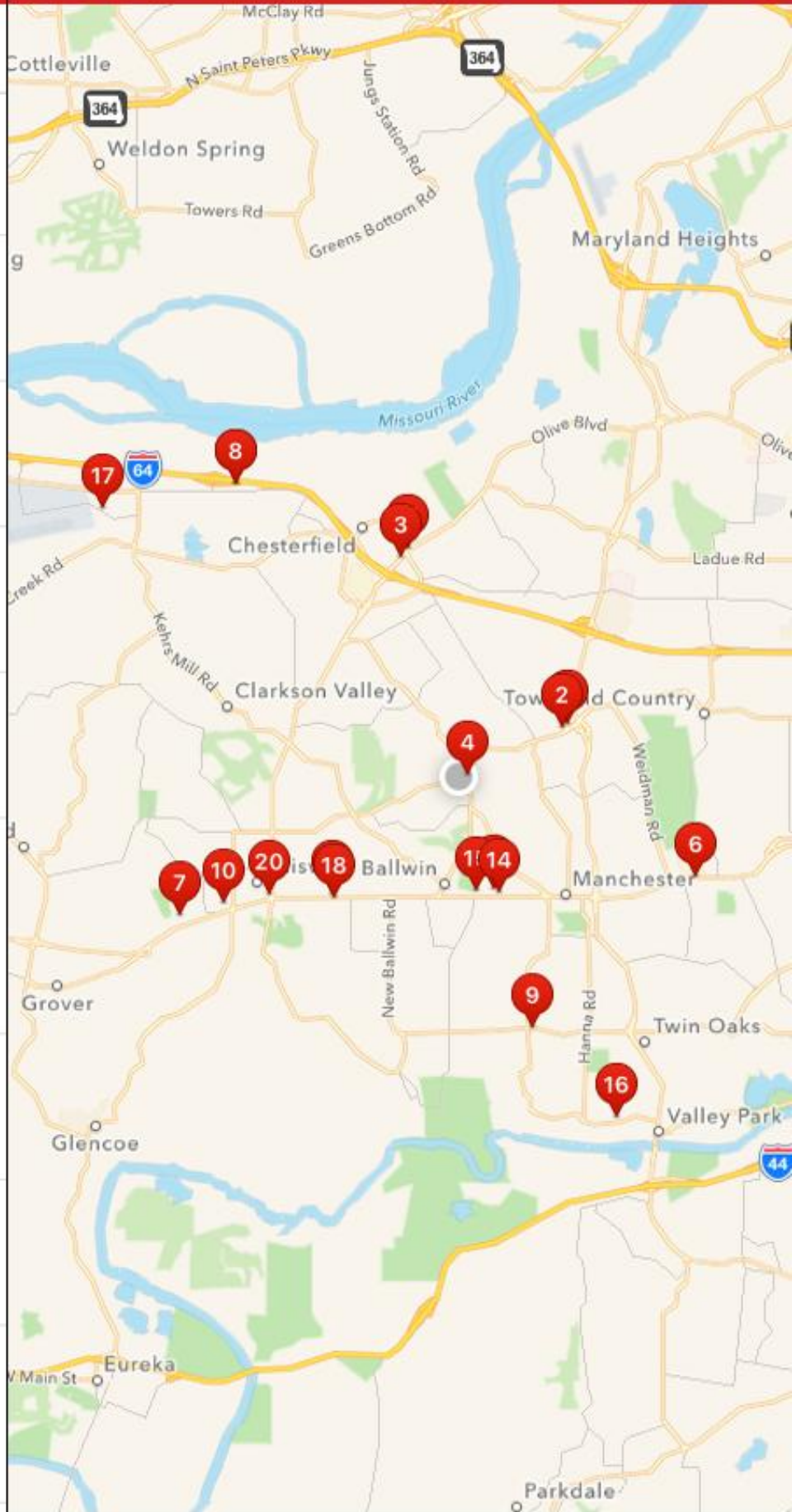
8. Country Club Carwash 4.7 mi
 ★★★★★ 1 Review
 17195 Chesterfield Airport Rd, Chester...
 Car Wash



9. Squeaky Clean Car Wash 3.4 mi
 ★★★★★ 1 Review
 610 Big Bend Rd, Ballwin
 Car Wash



10. Plaza Self Service Car Wash 3.4 mi
 ★★★★★ 1 Review



Redo Search In This Area



**11. Shell Service Stations**

3 mi

★★★★☆ 4 Reviews

15530 Olive Blvd, Chesterfield

Gas Stations

**12. Street Shine Automotive Mobile**

4 mi

★★★★★ 3 Reviews

Saint Louis

Car Wash, Auto Detailing

**13. West County Phillips 66**

1.6 mi

★★★★☆ 2 Reviews

14195 Clayton Rd, Town and Country

Auto Repair

**14. Jiffy Lube**

1.6 mi

★★★★★ 5 Reviews

14701 Manchester Rd, Ballwin

Oil Change Stations

[Get 10% Cash Back](#)**15. U Gas**

1.5 mi

★★★★☆ 2 Reviews

14807 Manchester Rd, Ballwin

Gas Stations

**16. Mobil On The Run**

4.8 mi

★★★☆☆ 2 Reviews

260 Vance Rd, Valley Park

Gas Stations, Convenience Stores

**17. St. Louis Auto Detail**

5.7 mi

★★★★☆ 3 Reviews

17833 Edison Ave, Chesterfield

Car Wash, Auto Detailing

**18. Blue Diamond Auto Polishing & Detail Co**

2.2 mi

☆☆☆☆☆ 0 Reviews

15552 Manchester Rd, Ellisville

Car Wash

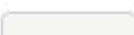
**19. Bommarito Nissan Ballwin**

1.5 mi

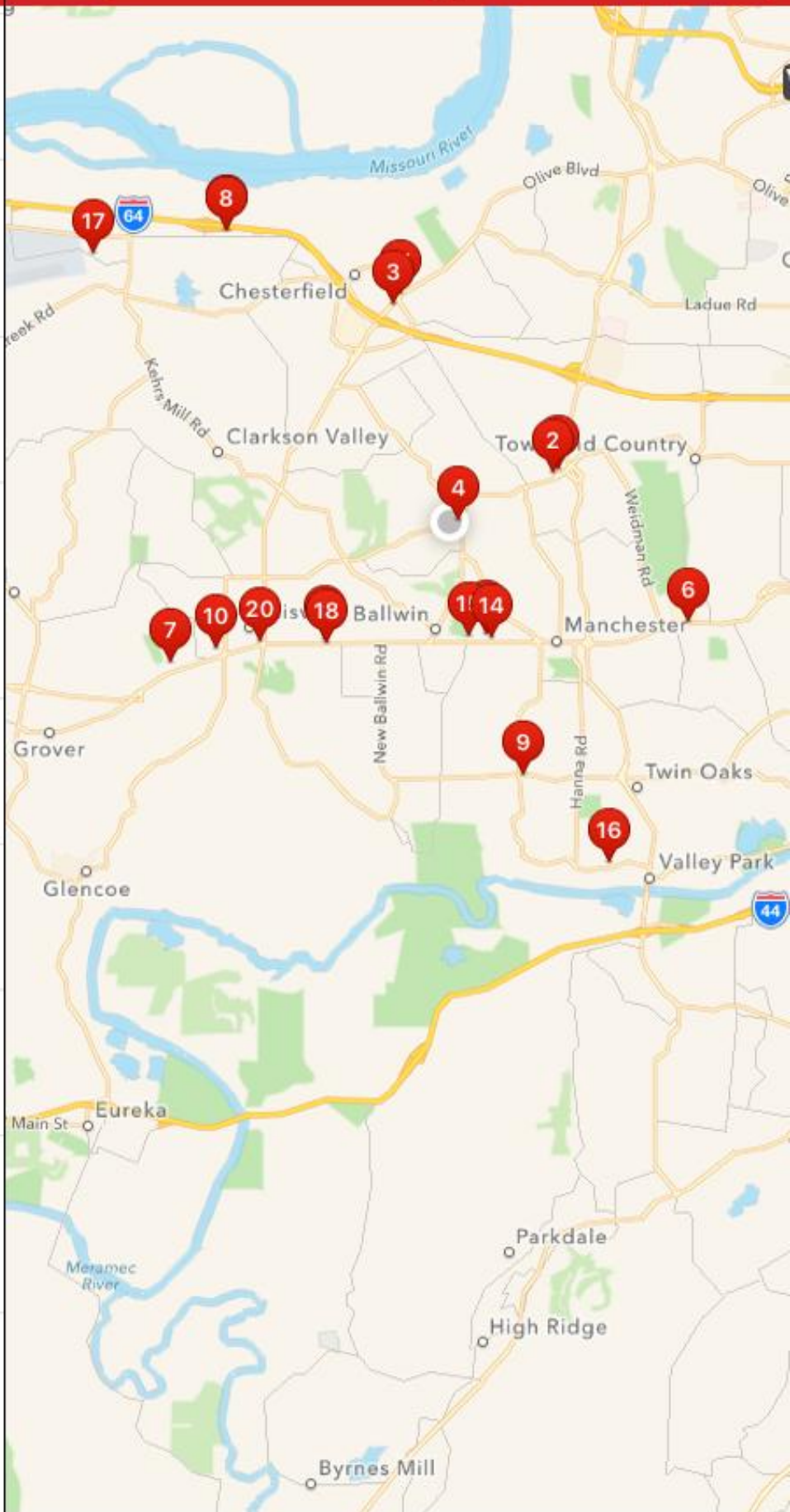
★★★★☆ 13 Reviews

14747 Manchester Rd, Ballwin

Car Dealers, Auto Parts & Supplies, Aut...

[Request a Quote](#)**20. BP Gas**

2.9 mi

[Redo Search In This Area](#)

Cassandra Harashe

Subject: FW: P.Z. 08-2017 BriteWorx Carwash (Wallis Companies):

From: Skip Diffley [mailto:

Sent: Wednesday, May 10, 2017 9:38 AM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>;
rlogan@chesterfield.mo.u; Dan Hurt <DHurt@chesterfield.mo.us>

Subject: P.Z. 08-2017 BriteWorx Carwash (Wallis Companies):

I am more and more concerned with noise, water run off, lights, traffic, and cars using Woodfield streets for u turns and the disruption of our Chesterfield neighborhood. The Wallis companies has stated they expect 300 cars to use the carwash on any given day! Why change the zoning and risk the devaluation of Woodfield property?

The planning statement on your website states, in effect, that the current zoning has already taken into consideration all elements of the commercial zoning and the effect on the residential area. So NO NEED TO CHANGE.

Skip Diffley
2465 Baxton Way

Cassandra Harashe

Subject: FW: Brits Works Carwash

From: Skip Diffley [mailto:

Sent: Tuesday, May 30, 2017 6:21 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>

Cc:

Subject: Brits Works Carwash

After careful observation, I do not see how Briteworx Carwash is going to get the 300 a day car washes they stated they are hoping to get each day.

First off, HOPE is not a plan. We would be left with a monstrous building with no other obvious use. I would suggest the planning committee make the owner put up a bond that would cover the cost to destruct the useless Briteworx building when they fail.

I presume the zoning committee are doing their "due diligence" and have ordered a traffic evaluation to understand the traffic problem this will create at Baxter and Clayton Road.

I live immediately adjacent to this and would be listening to this noise daily, plus looking at the monstrosity.

PLEASE DO NOT REZONE this property, it is already zoned for what your committee approved, "On the Go" Mobile gas store.

No more noise or traffic congestion, please.

Skip Diffley
Baxton Way

Cassandra Harashe

Subject: FW: Another thought! Ref PZ 08-2017

From: Skip Diffley [mailto:

Sent: Friday, September 15, 2017 9:56 AM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Another thought! Ref PZ 08-2017

To the Planning Representatives:

I am asking, and believing, that ALL planning representatives review and experience, the entrance and egress to the proposed plan for the Briteworx project. If, and when, you do this, you will understand the real traffic problems. Please take the time to try and get into the projected entrance and egress from ALL directions, not just a single direction. Enter from the North, the South, the East and the West. You will then experience the problems first hand.

I do not believe rezoning and allowing the Willis Company to change their plans from "Moble on the Run" to a Briteworx Carwash will increase, OR improve their business projection.

Please take the time to check out the suggested traffic patterns.

Thanks in advance.

Skip Diffley

Cassandra Harashe

From: Skip Diffley
Sent: Saturday, September 23, 2017 11:19 AM
To: Cassandra Harashe; Justin Wyse; Cassandra Harashe; Dan Hurt; Randy Logan
Subject: More thoughts while showering and shaving (ref 08-2017 Briteworx and Wallis Co)

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Committee and Council Representatives:

NO is an answer to the request by the Wallis Co to change things at the corner of Baxter Road and Clayton Road. If your answer to their request is already **YES**, do not read any more.

The Wallis Company has, in hand, the approval for a "Mobile on the Run" and hoping for a profitable business to ensue. However they changed their minds and now want a Briteworx carwash. I do not believe that the change will get them any further to their goal of profitability. If you have seen the current facility you will notice THEY have done nothing to enhance their own business. It has been run down and nothing about the current business is inviting for customers. It looks like it has already gone out of business. Over grown surroundings that look like a third world jungle, no up to date lights, no new paint, driveways need repair and in general the building and property are in disrepair. If you look across the street from them you will see a thriving business, clean and inviting. We, as citizen and residence of **the City of Chesterfield, should not responsible for their success or failure.**

I have reviewed the plan and see that there is a noise study that addresses some of the issues brought before the committee previously. There are a few questions I have regarding this study. 1. What happens if the study is proven not to be accurate. Is this particular Engineering group willing to put a 10 year bond on their study or will they give us an excuse of poor plants, the wall was not in place, the tunnel of noise was not as describe, etc. The study was done without the building, landscaping nor the Industrial motors (used for the blowers and conveyors), or hard cape, or people with the radios playing or the many people that would be talking or even the general noise from the many employees. 2. The study was based on the decibel weighing of the A weighing scale why wasn't the "C" factor also included? One is based on the tone sounds, like soft music turned up to 60 decibels and the other is based on peak noises like industrial sounds. Further if Wallis decides to sell, within a couple of years, Who becomes RESPONSIBLE for the OPPS! We all know very well that the "PLANS" were not going to come back to the Committee with any detrimental information. They are going to give us what they think are the right answers.

I am one of twelve (12) residents with in the immediate area. ARE PROPERTY IS GOING TO BE AFFECTED. According to our Mayor, Bob Nations and the Chesterfield website: "**We have peaceful residential neighborhoods**, bustling shopping areas, beautifully designed business establishments, and well laid out parks and pathways. Our City is served by two excellent school districts as well as several outstanding private schools. We seek resident involvement in community affairs, and continually promote transparency in municipal government matters."

Skip Diffley (A neighbor within a 100 feet)
2465 Baxton Way

Cassandra Harashe

Subject: Briteworx Carwash rezoning P Z 08-2017

From: Skip Diffley [mailto:

Sent: Thursday, September 14, 2017 10:47 AM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Cc: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>

Subject: Briteworx Carwash rezoning P Z 08-2017

My question to the Planning Commision is this. WHY REZONE?

There are over 20 Carwash facilities within 5 miles are less, with one of them belonging to the Willis Company. If this is not making it now, why would a new Carwash make it for them? And if it does not make it the Briteworx building is a single purpose building that does not fit not the surrounding architecture that Chesterfield has already approved.

That being said I also have reservations about the traffic, water runoff, noise to the current community on two sides of that corner, safety with regard to the entrance and egress of the facility, and the pedestrian activities because of the closeness of the schools and the pedestrian students.

IF they do not get the customers as they anticipate, what then, we REZONE again, remember it is a single purpose building made specifically for this Carwash.

The "Moble on the Run" you have already approved for the Willis Company, why chance? And that plan has a Carwash included.

Because of the many concerns and no desperate need of tax monies I ask for you to please NOT REZONE this property.

Thanks in advance

Skip Diffley

(A neighbor within 200 feet of this property)

Cassandra Harashe

Subject: FW: Car wash on Baxter and Clayton Road

Importance: Low

From: Jeanne Dolan [mailto:
Sent: Wednesday, May 10, 2017 11:11 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: [BULK] Car wash on Baxter and Clayton Road
Importance: Low

Cassie,

I cannot believe that someone would even consider placing this large of a car wash at this location. I sell Real Estate in this area and everyone I speak to is against this.

We do not pay taxes to live in a nice area for some money hungry company to destroy it.

I am deeply saddened that this is even being consider. It will really make living in our area dreadful. The noise at all hours of the day and night. The traffic that is already bad at that corner. My concern is the safety of our children who are at that intersection daily during the school year. It will be an eye sore for the community that lives directly behind them.

For goodness sake, who even consider this should be asked to resign.

Please forward this email to the zoning commission.



Best Regards,

Jeanne M. Dolan

Rupert Dolan Group

Realtor with Berkshire Hathway Alliance

Cell:

www.jmdhome.com

17050 Baxter Road Suite 200
Chesterfield, Mo. 63005

Cassandra Harashe

Subject: FW: NO to Re-zoning NW corner of Clayton Rd. and Baxter Rd.

From: Mary Ann [mailto:

Sent: Monday, May 08, 2017 4:49 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: NO to Re-zoning NW corner of Clayton Rd. and Baxter Rd.

Please register my strong opposition to the re-zoning of the NW corner of the Clayton Rd./Baxter Rd. intersection to accommodate a Briteworx car wash. The radical increase in noise pollution and vehicular traffic that would result from this use of the site is completely out-of-character with the residential nature of the surrounding area. Clayton Road is NOT Manchester Road.

I urge the City of Chesterfield to continue to be a good neighbor to Ballwin residents and reject this re-zoning request. Thank you for voting responsibly on this matter.

Mary Ann and Leo Dollard
622 Claymont Drive
Ballwin, MO 63011

Sent from my iPad

Cassandra Harashe

To: Mary Ann
Subject: RE: BriteWorx Carwash -- Questions

-----Original Message-----

From: Mary Ann [mailto:
Sent: Monday, May 08, 2017 10:05 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: BriteWorx Carwash -- Questions

I attended the City of Chesterfield's Planning Commission Meeting this evening (5-8-17). The meeting raised even more questions and concerns about this proposed re-zoning and development.

I am very interested to know if Metropolitan Sewer District (MSD) has reviewed the proposed BriteWorx site plan. The runoff from this massive carwash operation will be VERY significant -- not to mention that this runoff will be laced with numerous chemicals and surfactants. Where will this runoff go? Will it end up in our storm system? Our sewers? Will it end up in the many creeks that run through the area? What impact will these chemicals have on vegetation, wildlife, and the environment?

Another thing that concerns MSD is the amount of "hardscape" of the new construction compared to the existing structure(s) on the site. Obviously, more roof surface and pavement not only creates more runoff, but faster runoff. How does the amount of hardscape of the proposed carwash compare with that of the current Mobil structures -- and what impact will that increase have?

I am not a Chesterfield resident. I live in the Claymont subdivision (Ballwin) and the Clayton/Baxter intersection is part of my daily life. I am extremely disappointed that Chesterfield is giving serious consideration to this flawed proposal. I feel so sorry for the many Chesterfield residents that will be severely affected by this "monster" carwash (if approved). The noise, the lights, and the traffic generated by this business will cause property values to plummet.

Please vote NO on this re-zoning proposal. Thank you.

Mary Ann Dollard
622 Claymont Drive
Ballwin, MO 63011

Sent from my iPad

Cassandra Harashe

Subject: FW: BRITEWORX CAR WASH

From: michael fagan [mailto:
Sent: Wednesday, May 10, 2017 9:43 AM
To: Cassandra Harashe <CHARashe@chesterfield.mo.us>
Subject: Fw: BRITEWORX CAR WASH

please forward this email to the zoning board. thank you for all that you do.

----- Forwarded Message -----

From: michael fagan
To: "jwyse@chesterfield.mo.us" <jwyse@chesterfield.mo.us>
Sent: Monday, May 8, 2017 5:31 PM
Subject: BRITEWORX CAR WASH

Dear Sir, my wife and I live in the WOODFIELD SUBDIVISION. A pud of 66 beautiful villas. I believe it was the first of its kind in chesterfield. our villas were built in 1977. drive on in it is cool, small quite etc. We feel the car wash is not good for our property values. peace of mind and traffic. THE AVERAGE AGE IN WOODFIELD IS PROBABLY IN THE SEVENTIES. WE are an older community. many vehicles pull in to our community and make a u turn. it can be dangerous. I ask people , how would you like a carwash in your back yard?? of course the answer is heck no. We visited the car wash in Florissant, terrible noise, traffic and not a pretty site. too junky for chesterfield. We moved to chesterfield 4 years ago from the city of SAINT LOUIS. We love the city but dfue to terrible planning, management etc. we moved. Please do not say yes to all developments like st. louis does. A car wash backing up to our unique neighborhood will affect our property values in a NEGATIVE WAY.. We want our values to stay high to help chesterfield. WOODFIEL has a disability ramp facing south to north crossing our entrance road going to our club house and swimming pool. Wheel chairs, walkers, young grand kids travel this path and with a car wash the traffic will create a hazord zone. Say no to this project. We probably need a gated community automatic gate at our entrance, if the car wash is approved THE WALLIS CO. should pay for and install the automatic gate at our entrance for safety . We are tax paying citizens and love chesterfield. We have plenty commercial tax base businesses to say no to WALLIS CO. WOULD YOU WANT IT IN YOUR BACK YARD? thank you for your time and patience, Again many of our neighbors are in their eighties and some ninety, iam one of the youngest at 65. Please help us. Anne and Mike Fagan, 2396 Baxton Way. 3144351786. many of the elderly folks cannot make the meeting tonite. i have talked to all of our neighbors, we do not want the car wash.

Cassandra Harashe

Subject: FW: Briteworx Carwash Rezoning

From: Justin Wyse
Sent: Monday, May 08, 2017 2:22 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: FW: Briteworx Carwash Rezoning

From: Jackie Fedele [mailto:
Sent: Monday, May 08, 2017 2:21 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Briteworx Carwash Rezoning

Mr Wyse:

Please *vote* NO. Not in our YARDS!!
Your NO vote would be Greatly Appreciated.
Thank you.
Claymont Resident.

Cassandra Harashe

Subject: FW: Brite Worx Carwash Rezoning

From: Mary Fedele [mailto:
Sent: Friday, May 12, 2017 1:47 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Cc: Jackie Fedele <
Subject: Re: Brite Worx Carwash Rezoning

Dear Cassie and the Planning Commission:

I attended the meeting Monday, 5/8/17. Thank you for the opportunity to express our concerns. I strongly support the opinions of my neighbors. This is a garish and unsightly structure with Numerous/ Obvious Problems and Issues. In my opinion It DOES NOT meet the standards of neighborhoods in the City of Chesterfield. It DOES NOT belong in our neighborhood or anyone's neighborhood in the City of Chesterfield. Cassie, thanks for projecting a picture of this facility during the meeting. It was obviously and conveniently missing from the Brite Worx presentation.

Please forward this e-mail to all members of the Planning Commission.

Your NO VOTE will be Greatly Appreciated.

Thanks,
Jackie Fedele

Sent from my iPhone

On May 8, 2017, at 2:39 PM, Cassandra Harashe <CHarashe@chesterfield.mo.us> wrote:

Good Afternoon:

Thank you. Concerns will be shared with the Planning Commission. Please let us know if you have any additional questions.

Cassie Harashe, AICP
Project Planner
Phone: 636.537.4745

From: Jackie Fedele [
Sent: Monday, May 08, 2017 2:25 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash Rezoning

Ms Harashe:

Please *vote* NO. Not in our YARDS!!

Your NO vote would be Greatly Appreciated.

Thank you.

Claymont Resident.

This electronic mail transmission and the information contained in it, or attached as a file to it, are intended for the exclusive use of the intended recipient(s). This email should be considered "unofficial communication" and does not necessarily reflect the official position of the City of Chesterfield. An "official position" of the City shall only be communicated in letter form, using City letterhead. The recipient should check this email and any attachments for the presence of viruses. The City of Chesterfield accepts no liability for any damage caused by any virus transmitted by this email.

Cassandra Harashe

Subject: FW: Woodfield Villas

From: GEORGIA FERRETTI [mailto:
Sent: Wednesday, May 24, 2017 9:22 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Woodfield Villas

I am writing this letter in hopes that it is not too late to make a decision regarding the car wash that is planned for the corner of Baxter and Chesterfield.

My husband and I moved here 18 months ago. We downsized from the Wildwood area and chose this particular subdivision for it's quaint, and charming neighborhood. I was so surprised that Chesterfield would even consider putting a car was in this particular location. To tell you the truth....we would not have purchased here had we known. Chesterfield is such a wonderful place to live and raise children...a great community made up of all kinds of different families. I am hoping that Chesterfield will re-consider changes in the environment, with so much residential in the area..... I think there are already quite a few business along Clayton road that don't back up to residential, I hate to see this happen in this area.

As a realtor I am very much aware of how this effect home values in the area. Hoping you wanting the best for the city of Chesterfield, it's residents, and the community in general.

Georgia

Georgia Ferretti, cell
Top 5% of all St. Louis area agents to be named FIVE STAR "Best in Client Satisfaction Real Estate Agent" in 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, and 2016!
A Coldwell Banker Gundaker "Elite 150 Sales Associate" Select Agent Group
1100 Town & Country Crossing Drive
Town & Country, Missouri 63017

The #1 Office in the State of Missouri!

"When buying or selling, keep Georgia on your mind!"

Cassandra Harashe

Subject: FW: Woodfield Villas

From: GEORGIA FERRETTI [mailto:
Sent: Friday, May 26, 2017 5:59 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Re: Woodfield Villas

Actually - I left out the most important. This subdivision is very peaceful/quiet. I'd hate to see lights, noise, and increased traffic. As it is we often get people that use the subdivision as a "U" turn. Would not like to see that increase.

Thanks again to listening to our concerns about this project. Hoping you will reconsider.

Georgia

Georgia Ferretti, cell
Top 5% of all St. Louis area agents to be named FIVE STAR "Best in Client Satisfaction Real Estate Agent" in 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, and 2016!
A Coldwell Banker Gundaker "Elite 150 Sales Associate" Select Agent Group
1100 Town & Country Crossing Drive
Town & Country, Missouri 63017

The #1 Office in the State of Missouri!

"When buying or selling, keep Georgia on your mind!"

From: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Sent: Thursday, May 25, 2017 8:20 AM
To: GEORGIA FERRETTI
Subject: RE: Woodfield Villas

Good Morning.

Thank you. All concerns will be forwarded to the Planning Commission. Please let me know if you have any additional concerns.

Respectfully,

Cassie Harashe, AICP
Project Planner
Phone: 636.537.4745

From: GEORGIA FERRETTI [
Sent: Wednesday, May 24, 2017 9:22 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Woodfield Villas

I am writing this letter in hopes that it is not too late to make a decision regarding the car wash that is planned for the corner of Baxter and Chesterfield.

My husband and I moved here 18 months ago. We downsized from the Wildwood area and chose this particular subdivision for it's quaint, and charming neighborhood. I was so surprised that Chesterfield would even consider putting a car was in this particular location. To tell you the truth....we would not have purchased here had we known. Chesterfield is such a wonderful place to live and raise children...a great community made up of all kinds of different families. I am hoping that Chesterfield will re-consider changes in the environment, with so much residential in the area..... I think there are already quite a few business along Clayton road that don't back up to residential, I hate to see this happen in this area.

As a realtor I am very much aware of how this effect home values in the area. Hoping you wanting the best for the city of Chesterfield, it's residents, and the community in general.

Georgia

Georgia Ferretti, cell

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Cassandra Harashe

Subject: FW: Corner of Baxter and Clayton

From: Pamela Freiberg [mailto:
Sent: Monday, May 08, 2017 1:27 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Corner of Baxter and Clayton

There is no way that a large brightly lit car wash belongs in this neighborhood. Let's be classy and search for an appropriate commercial business. We don't always have to jump on because they want to be here. I'm not even sure it is a great location for a car wash-there is one at 141 and Clayton which is a much more commercial intersection.

Please do not pass the revision to our zoning to allow this!

Sincerely,
Pamela Freiberg
Packford Drive.

Sent from my iPhone

Cassandra Harashe

Subject: Car wash at Baxter/Clayton

From: Deb Garbo [mailto:]
Sent: Friday, July 14, 2017 9:29 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash at Baxter/Clayton

Cassie,

I am writing to let you know that I am strongly opposed to having a car wash facility of this size in the proposed location. Traffic congestion and noise in this area so close to houses/condo facility would be a total disaster to the neighborhood. This type of facility needs to be in the Valley, along Chesterfield Pkwy where there are many business and roads that can handle this type of traffic and noise that it will produce. It is important we keep business like restaurants, gym, cleaners etc within walking distances in our neighborhoods. How does a car wash of this size fit into a neighborhood???? I urge you and others involved in this decision to NOT ALLOW THIS BUSINESS TO LOCATE AT BAXTER/CLAYTON!!!

I would be happy to attend any meetings in regards to this project. Please let me know if any other meeting will be held.

Thank you,

Deborah Garbo, Chesterfield resident

Cassandra Harashe

Subject: FW: Opposition to car wash

-----Original Message-----

From: Erin Geiger [mailto:

Sent: Saturday, May 27, 2017 3:18 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Opposition to car wash

Though I was not able to attend the meeting on May 8th, I would still like to be among those who are expressing opposition to the car wash on Clayton Road, and the congestion that will result.

Thank you.

Erin Geiger

The Villages of Baxter Ridge

Sent from my iPad

Cassandra Harashe

Subject: FW: BriteWorx Carwash at Clayton and Baxter

From: Suchitra Ghosh [mailto:

Sent: Thursday, June 08, 2017 6:49 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Cc: Libbey Tucker <LTucker@chesterfield.mo.us>; Robert Nation (rsnation@aol.com) <rsnation@aol.com>; Ben Keathley <BKeathley@chesterfield.mo.us>; Guy Tilman <GTilman@chesterfield.mo.us>; Suchitra Ghosh

Subject: BriteWorx Carwash at Clayton and Baxter

Dear Cassandra

I came to know about this project from a letter published in West magazine. I was not present in the May 8 meeting because I did not know about it. After reading the letter, I looked in the city website and did not find any pros, cons, impact on traffic, need, or any relevant analysis for this project. Hence this letter.

Since I live in the area, I thought I should let you know my thoughts on this project.

Traffic and safety issues:

1. The area, particularly the Clayton Road leading to Highway 141 and 40 is excessively crowded during rush hours
2. There are several schools nearby, so that adds to the traffic and extends the 'rush hour' significantly
3. Parkway High school entrance on Clayton and Clayton Baxter crossings were very accident prone which has been rectified recently.

Based on these, I feel adding more unstructured traffic flow due to this carwash, so close to both these spots, will be detrimental to the local traffic and traffic safety, and will cause problems for the students, residents, passersby, and the business patrons alike.

Business issue:

There are several gas stations and car washes within 2 miles radius of the spot, few much closer than that. Why do we need one more? What are the reasons that Chesterfield city is even considering this proposal?

Quality of life issue:

As it is, this area looks like a 100% commercial area with businesses surrounding it in all direction for some distance. I believe Chesterfield wants to develop a mixed community with proper balance of residential and commercial developments and also maintaining its "green" areas. Does this development fits into this plan?

Do we really need more "development" in this area?

City of Chesterfield recently approved a development **that destroyed a large tract of valuable and irreplaceable green land** only about a mile towards east on Clayton Road, at Clayton and Schoettler.

Unfortunately, I and quite a few other local residents I checked with, were not even aware of that proposal when it was approved. This approved development not only destroyed the tract of farming land with beautiful trees and flowers, it would add extra traffic to the existing traffic problem on Clayton Road as well as Schoettler Road.

I fail to understand the logic behind considering this new carwash development? I don't see any benefit for the residents, students, businesses, and passerby in this new proposal. What benefit city will get from it?

I wish I could find the answers somewhere and be corrected if I am making wrong assumption. Otherwise, I would sincerely request you, Planning commission, and city council to consider these points while debating this proposal. And I hope City would not approve it.

You can contact me if needed. Thanks a lot for your time,

Suchitra Ghosh

Cassandra Harashe

Subject: Car wash

From: Kathleen Gioia [mailto:]
Sent: Friday, July 14, 2017 10:03 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash

I am vehemently opposed to the idea of another car wash on Clayton at Baxter.
I live off of Clayton. The traffic now is a horrific problem. Adding a car wash will only create more congestion.
I'm also concerned about water runoff.
Thanks so much
KGioia
Sent from my iPhone

Cassandra Harashe

Subject: FW: Opposition to Briteworx Carwash

Importance: High

From: Richard Goldbaum [mailto:
Sent: Tuesday, May 16, 2017 9:05 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Opposition to Briteworx Carwash
Importance: High

Stop Briteworx Carwash

Clayton Road. These words conjure up a picture of a roadway that runs from Skinker at the City/County line to highway 100 in West County. It is one of only a few streets in the St. Louis area that carries a reputation of an address that one would be proud to be associated. It runs through County towns with the highest average income per household in the St. Louis area; Clayton, Ladue, Frontenac, Town & Country and Chesterfield. As one traverses this esteemed street we pass high end restaurants, and quick food eateries, hospitals, public and private schools, churches, strip malls, high-end plaza's, low profile gas stations, super markets, grocery stores, exercise centers, a private golf course, senior living facilities, fire stations, parks, modest and high priced homes, and yes car washes. All of these many varied type of edifices assume an architectural compatibility complementing the aura of Clayton Rd.

I ask that members of the Chesterfield Zoning Commission to just drive west from Woodsmill to Clarkson with a copy of the picture of the proposed Briteworx Carwash pasted on the passenger's side window. As you drive that fifteen/twenty minute route, consider if the Briteworx building fits the special "Clayton architectural integrity" that makes Clayton Rd, Clayton Rd.

Approving Briteworx Carwash for the Northwest corner of Clayton and Baxter will have significant impact on the level of sound, waste water, and architectural pollution. We have lived on the far northern end of the Woodfield subdivision for seventeen years. Our home may or may not be impacted by the sound or visual pollution caused by the Carwash. We will, however, be impacted by the lowering of the property value of our neighbor's homes at the southern end of the subdivision. Therefore our property value most likely will be impacted when comparables are sought when we or our kids sell our unit.

As citizens of Chesterfield, who have volunteered to serve your community, you have assumed an awesome responsibility to balance economic growth with the rights and protection of your Chesterfield fellow citizen's property values and rights. Approving Briteworx to be located on Clayton Rd and Baxter you will forfeit the rights and values of the residents of Woodfield.

Can the Commission explain why this or other proposed changes to the property at Clayton and Baxton is being allowed to encroach on a long standing undeveloped land and plant buffer between the existing Mobil gas station and the Woodfield property? Why not require that buffer to be maintained and let the developer reduce their plans to fit the existing commercial footprint?

William Shakespeare said: "What is the city but the people?" Chesterfield is the people. The people of Woodfield is the City of Chesterfield. The people oppose allowing Briteworx Carwash to be built on the corner of Baxter and Clayton Rd.

Thank you for your service and consideration.

Respectfully Submitted,

Dick & Jo Ann

Dick and Jo Ann Goldbaum
2371 Baxton Way
Chesterfield, MO 63017

Cassandra Harashe

Subject: FW: Briteworx Carwash at the NW corner of Baxter and Clayton Road

-----Original Message-----

From: Robert Goldsmith [mailto:

Sent: Thursday, May 11, 2017 9:29 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>

Subject: Briteworx Carwash at the NW corner of Baxter and Clayton Road

>

>

>>

>>

>>

>>>

>>> This email concerns the zoning for the Briteworx Carwash at Baxter and Clayton roads.

>>> We live in Woodfield Homes complex and our home at 2456 Baxton Way is almost directly north and at a lower elevation than the proposed car wash.

>>> Our specific concerns, and they are considerable, related to:

>>> (1) water run off from, not only the car wash, but also the regrading of the property which includes replacing a large portion of the water retention area with concrete. This is very significant since, as we indicated, our home is at a lower elevation than the proposed car wash.

>>> (2) Since we are close to the proposed car wash we are very concerned about the noise levels. As we understand the plan, the car wash can stage almost 20 cars while waiting to get into the car wash, in addition, there could be another 20 cars at vacuum stations. This seems like an excessive number of cars in a residential area. And the noise created from that many cars being cleaned and vacuumed could be very significant for a residential area.

>> (3) What will the proposed car volume do to the air quality in the immediate area? This is a major concern since the car wash would reside in a residential area.

>> (4) Cars driving north on Baxter cannot turn left into the car wash, since there is a median strip, they proceed north until the first left turn so they can turn around and proceed to the car wash. That left turn is on to the private roads of Woodfield Homes. We already have an excessive number of motorists using Woodfield as a turnaround. The car wash will increase this problem.

>>>

>>> We sincerely hope our concerns are taken into consideration as you evaluate the rezoning of the property and deny the requested zoning change.

Sincerely,

>>>

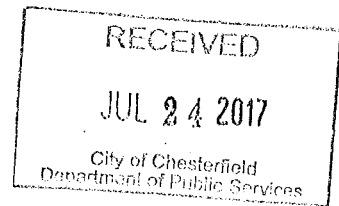
>>> Jane and Robert Goldsmith

>>> 2456 Baxton Way

>>> Chesterfield, Mo 63017

>>>

>>> Sent from my iPad



July 20, 2017

Dear Mr. Wyse,

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!

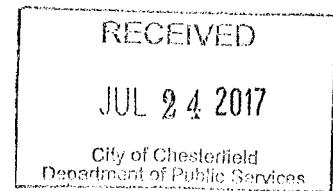
Again, in the attached letter are various reason why we oppose the change in zoning, but this projected zoning change will have profound affect on the useability of our patio and, in fact, our home in Chesterfield.

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.

A handwritten signature in black ink, appearing to read "Jane & Robert Goldsmith". The signature is fluid and cursive.

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.

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.

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.

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. James & Beilly Daniel S. Kelly
2. Myra Ozerky MYRA OZERKY
3. Phil & Mary Lomenzer PHIL & MARY LOMENZER
4. Rosemary Quigley ROSEMARY QUIGLEY
5. Robert L. Grossman ROBERT L. GROSSMAN
6. Elizabeth Dickhaus ELIZABETH DICKHAUS
7. Shirley M. Schmitt SHIRLEY M. SCHMITT
8. Susan Farsberg SUSAN FARBERG
9. Abeline Osborne ABELINE OSBORNE
10. Michael Anne Fogarty, Michael Fogarty
11. Michael Fogarty
12. Michael Fogarty
13. Betty Mearis BETTY MEARIS
14. O'Neal Savard O'NEAL SAVARD
15. Lucina I. Sams LUCINA I. SAMS
16. Lucina I. Sams LUCINA I. SAMS
17. Myrtle Danzlinger MYRTLE DANZLINGER
18. Mary Ann O'Sullivan MARY ANN O'SULLIVAN
19. Harvey Massarand HARVEY MASSARAND
20. Ann J. Murphy ANN J. MURPHY
21. Karen J. Singala KAREN J. SINGALA
22. Bruce Appleck BRUCE APPLECK
23. Connie Murphy
24. Elizabeth Fogarty

25. Kathleen MacCarthy
26. Mrs. Anne & Tom Mayberry
27. Jean Adams
28. Debbie H. Berger & Ann Berger
29. Elizabeth Wright
30. Joseph & Lorraine Gelbach
31. Nick & Lynn Gelbach
32. E. J. Egan
33. E. J. Egan
34. Susan Lizza
35. Tom & Ann Boyd
36. Tom Boyd
37. Steve & Marianne Dolingworth
38. Marie & Ken DeFoley
39. Norman & Evelyn DeFoley
40. Margaret Killman
41. Joan White
42. Judith Overbaugh
43. Jean Witt 2301 Baxter Way
44. Mary Ellen Vase M. Vase (2312)
45. Cheryl B. Horne
46. Carol & Monty
47. Stacy Howard
48. Bob & Betty 3449 Baxter Way
49. Clayton & Betty Koch
50. Rod & M. White
51. Tom & Barbara
52. Ed & Edith 2431 Baxter Way
53. Tillie Smiths
54. Ed & Edith

Cassandra Harashe

Subject: FW: Briteworx

From: JOHN, MARY HELBING, HARDIE [mailto:
Sent: Monday, May 08, 2017 6:04 AM
To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx

Please keep our neighborhoods aesthetically balanced and DO NOT rezone Baxter/Clayton for a garish Briteworx sign and car wash. What a nightmare traffic-wise and the scale and intensity of the project are too much for the surrounding neighborhoods.

We don't need another car wash. There are enough nearby. And we don't need a giant eye soar! Please DO NOT vote to rezone.

Thanks,

Mary Hardie
34 Meadowbrook Country Club Estates Dr.
Ballwin, MO 63011

Cassandra Harashe

Subject: Briteworx carwash at Baxter and Clayton

From: Harrison, Kitty [mailto:
Sent: Friday, July 14, 2017 8:01 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx carwash at Baxter and Clayton

Hi Cassie,

I'd like to express my concern about the Briteworx Carwash going in at Clayton and Baxter Roads. I live in Claymont subdivision and it will directly affect our way of life. This is not the place for this business! The traffic this will generate alone, will negatively affect this neighborhood. Please do everything in your power to make sure this business does not go in at that location.

Kitty D. Harrison, BSN, RN
Clinical Research Nurse Coordinator II
Washington University School of Medicine
Mallinckrodt Institute of Radiology
4525 Scott Avenue-Campus Box 8225
St. Louis, MO 63110
Phone: (314) 747-0183
Fax: (314) 362-6156
Email:

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Cassandra Harashe

Subject: FW: Briteworx car wash

From: Larry Hartman [mailto:
Sent: Thursday, May 11, 2017 8:17 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx car wash

Please forward our concerns to the voting members regarding the potential for that huge car wash to be built at the intersection of Baxter & Clayton Roads. This is a residential neighborhood with numerous children, cyclists, & runners crossing that intersection each day. How anyone could even consider erecting that car wash there is beyond belief. Please give thorough consideration to the increased traffic volume to an intersection that is already backed up in both morning & evening traffic. Also please give consideration to the noise volume with the adjacent properties on three sides being residences. Your citizens are counting on you to do the right thing & reject this proposal in this residential area. Thank you.

Sent from my iPhone

Cassandra Harashe

Subject: FW: Proposed BriteWorX Carwash

From: Daniel Hawiger [mailto:
Sent: Sunday, May 28, 2017 1:34 PM
To: Jeff Boschert <jeffboschert@yahoo.com>
Cc:; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Re: Proposed BriteWorX Carwash

Dear Jeff,

Thank you very much for bringing this my and others' attention. I think this issue may be deeply concerning for the residents of Chesterton Lane, particularly those of us living on the side facing the proposed carwash. I am personally strongly against it for similar reasons that have already been brought up: increased noise and street traffic. I think this project is fundamentally unfit for our generally residential area and it could have direct adverse impact on our quality of life and possibly also residential property values. Further, there are already multiple carwash facilities nearby (in the specific areas that are more suited for such a commercial development).
I will appreciate any more information.

best regards,

Daniel Hawiger
14 Chesterton Ln

On May 28, 2017, at 12:51 PM, Jeff Boschert <> wrote:

Dear Residents-

FYI: it was brought to my attention this morning that a proposal is currently before the Chesterfield Zoning Commission to approve the building of a BriteWorX Carwash on the northwest corner of Baxter and Clayton (where the Wallis Mobil gas station is currently). The developers project that 300 cars will patronize this business every day.

Of the many concerns voiced in the link to the letter below is the potential traffic from exiting at the neck down on Westbound Clayton from two lanes to one just prior to our street entrance.

Here is more info on the proposal and a photo: <https://westnewsmagazine.com/2017/05/24/80959/save-clayton-road>

We missed the Public Hearing which was held on Monday, May 8, 2017. Attached are the minutes of this meeting- there were 13 speakers in opposition in attendance.

I have cc'd Cassandra Harashe from the City of Chesterfield. Cassandra, can you tell our Chesterton Lane residents any more than what's here? What is the current status? Is there another public hearing scheduled to be held?

Thanks

Jeff

Jeff Boschert

33 Chesterton Lane
Chesterfield MO 63017-7837
-Cell
<05-08-2017_Planning_Commission_%20Minutes.pdf>

Cassandra Harashe

Subject: FW: Possible Briteworx Carwash

From: Bo Herrmann [mailto:]

Sent: Monday, May 08, 2017 1:31 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Possible Briteworx Carwash

Hello,

There are many Claymont residents in that are extremely worried about the possible build of Briteworx Carwash in the intersection of Baxter and Clayton. Please take into considerations that Claymont is a very highly sought out neighborhood because of the safe and nurturing environment that many of us have chosen to raise our kids in. If this goes through it will bring in more traffic and many students from West Middle and West high, walk, ride bikes, and drive to and from the schools. Please do not add congestion and possible hazard to our neighborhood!

Thank you!

~Bo

Herrmann

Cassandra Harashe

Subject: FW: Possible Briteworx Carwash

From: Bo Herrmann [mailto:]
Sent: Thursday, May 11, 2017 9:19 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Re: Possible Briteworx Carwash

Cassie, please forward my email to the zoning committee members and if you don't mind, please confirm after you have done so, I would appreciate it. This is about the welfare of our neighborhood, children, and families and should not be taken lightly no matter the dollar amount that is at stakes.

Thank you,
Bo Herrmann

On Mon, May 8, 2017 at 1:34 PM Cassandra Harashe <CHarashe@chesterfield.mo.us> wrote:

Good Afternoon:

Thank you. Concerns will be shared with the Planning Commission. Please let us know if you have any additional questions.

Cassie Harashe, AICP

Project Planner

Phone: 636.537.4745

From: Bo Herrmann [mailto:bo.herrmann@gmail.com]
Sent: Monday, May 08, 2017 1:31 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Possible Briteworx Carwash

Hello,

There are many Claymont residents in that are extremely worried about the possible build of Briteworx Carwash in the intersection of Baxter and Clayton. Please take into considerations that Claymont is a very highly sought out neighborhood because of the safe and nurturing environment

that many of us have chosen to raise our kids in. If this goes through it will bring in more traffic and many students from West Middle and West high, walk, ride bikes, and drive to and from the schools. Please do not add congestion and possible hazard to our neighborhood!

Thank you!

~Bo

Herrmann

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--

Thank you!

~Bo Herrmann

Sent from my iPhone

Cassandra Harashe

Subject: Briteworx Car Wash Proposal

From: Bo Herrmann [mailto:]
Sent: Thursday, July 13, 2017 6:17 PM
To: charashe@xhesterfield.mo.us; Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Briteworx Car Wash Proposal

To who it may concern;

This is to reaffirm our opinion, along with many others, that the proposed car wash on corner of Baxter and Clayton is not welcomed nor condoned by this community at large. The proximity to neighborhoods that value their peace and have chosen to pay to live where there isn't this kind of traffic monstrosity and the noise pollution to endanger the children going to nearby schools is not acceptable. Please listen to your community members that are voicing concerns so that it is not a mystery when the whole area is downgraded by the pollution this will bring to our area.

Thanks
~Herrmann Family

Sent from my iPhone

Cassandra Harashe

Subject: FW: Proposed Car Wash

From: Joanie Hitt [mailto:

Sent: Monday, May 08, 2017 7:49 AM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Proposed Car Wash

Good morning, as a homeowner in The Woodfield neighborhood, I am strongly opposed to the development of the proposed car wash development at the corners of Baxton & Clayton Roads.

Thank you.

Joanie Hitt

2391 Baxton Way

Chesterfield

Sent from my iPhone

Cassandra Harashe

Subject: FW: Wallis Co Car Wash at Baxton and Clayton Roads

From: Joanie Hitt [mailto:

Sent: Friday, May 12, 2017 12:14 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>

Subject: Wallis Co Car Wash at Baxton and Clayton Roads

Hello -- I am sending this e-mail in response to the proposed Wallis Co. car wash for the corner of Baxton and Clayton Roads -- and my concerns against the building of this for the following reasons: traffic congestion, water run-off, property values, and the general disruption of the quiet Woodfield Community that currently exists.

Please forward/share my concerns with the appropriate Board individuals and Zoning Committee Members. Thank you.

Respectfully,

Joanie Hitt

2391 Baxton Way

Chesterfield, Mo 63017

Cassandra Harashe

Subject: FW: CARWASH AT BAXTER & CLAYTON

From: L & S Hines [mailto:
Sent: Wednesday, May 10, 2017 9:19 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: CARWASH AT BAXTER & CLAYTON

Cassie, My wife and I live in Claymont and travel though the intersection multiple times daily. It is a busy intersection now with cars coming through very fast from all directions. A car wash with cars quickly coming out so closely to the intersection will surely result in accidents and police attention. Also, a busy car wash is totally inappropriate so close to our beautiful residential neighborhood!!!!!!! Stu & Linda Hines

Cassandra Harashe

Subject: Car wash

From: Pamela January [mailto:
Sent: Friday, July 28, 2017 10:30 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash

I live off of Baxter Road in Chesterfield. I am concerned about the car wash zoning for Baxter and Clayton Road. This area is already congested with traffic. When the school buses let out of parkway west middle school it's really bad. I'm concerned with the noise, the water run off, the light pollution and most of all the horrific traffic issue. When I look at other car wash businesses like this one around town they look trashy. I do not want this in my neighborhood. I appreciate being heard and your time reading is concerned.

Pam January
14909 Royal Brook Dr., Chesterfield, MO 63017

Sent from my iPhone

Cassandra Harashe

Subject: Car wash

From: Pamela January <
Date: July 28, 2017 at 10:50:52 AM CDT
To: <jwyse@chesterfield.mo.us>
Cc: "
Subject: Car wash

My name is Pam January. I live close to Parkway west middle school off Baxter Road. When I heard that the city of Chesterfield was considering approval of a car wash at Baxter and Clayton I couldn't believe it!

This will definitely bring down the value of the homes in the area. The traffic and the noise of these large car washes is horrific. Shame on the city for being greedy and not thinking of the residence in the area. These large car washes look trashy and they do not bring any value to the people in the area or the property value. Does Kirkwood's residential area have carwashes, NO!!what about Frontenac?CLAYTON residential area?Town and country? Who is on this Board looking to downgrade the city of Chesterfield?

There's a water Way less than 2 miles away and two gas stations with carwashes already on that corner. And two more car washes right off of Manchester Road. And not busy!!

The City of Chesterfield priority should concentrate on the quality of life for its citizens and of the value of their property...Not greed

Thank you for hearing me and your time.

Pam January
14909 Royal Brook Dr., Chesterfield, MO 63017
636-236-7447

Sent from my iPhone

Cassandra Harashe

Subject: FW: carwash at Baxter and Clayton Rd.

-----Original Message-----

From: Keith Kennedy [mailto:

Sent: Tuesday, May 30, 2017 4:06 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: carwash at Baxter and Clayton Rd.

To Whom it may Concern:

This is my request for you to take my vote of "NO" to building any carwash or anything else on the NW corner of Baxter and Clayton Rd.

I agree with the many other citizens who don't want to see Clayton Rd become another Manchester Rd. with nothing but unnecessary franchises and idiot businesses that are "overwhelmingly" NOT wanted.

thank you.

D.Keith Kennedy

8 Sweet Meadows Ln.

Ballwin, MO. 63011

Cassandra Harashe

Subject: NO carwash at Baxter and Clayton Rd

From: Keith Kennedy [mailto:
Sent: Friday, July 14, 2017 2:15 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: NO carwash at Baxter and Clayton Rd

As a neighbor in Ballwin, just down from this location....I do NOT wish to see ANY large monstrosity at the corner of Baxter Rd and Clayton....! WHY CAN'T YOU LEAVE THE DECISION TO THE MAJORITY OF THE PEOPLE WHO HAVE EXPRESSED, "NO" TO THIS PROPOSAL???? It's ugly and we do NOT need any more congestion at that corner, nor do we need any more noise or water runoff or trash or vandals being invited into the area to vandalize or rob patrons....! I'm sick and tired of watching the "dollar" override the peoples' choice! Leave our smaller city areas ALONE! This is why we moved to this location to begin with!

Daniel K. Kennedy
Ballwin, MO.

Cassandra Harashe

Subject: NO CARWASH AT CLAYTON AND BAXTER RD.

From: Keith Kennedy [mailto:]
Sent: Friday, July 14, 2017 2:25 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: NO CARWASH AT CLAYTON AND BAXTER RD.

Here's my input for the proposal of an ugly and unwanted carwash at Baxter & Clayton Rd.....NO !!!!!
How would YOU like to be the person living right behind it or next to it and listening to all that noise and all that traffic, water, trash and continued traffic congestion in YOUR neighborhood....!!! You WOULDN'T !! So, please don't put it in OUR neighborhood! Why is it that the majority of people keep voicing our opinions and you government/board people keep doing the opposite? We moved to this area because it was a nice, "smaller" township, FREE from all this type of idiot business....! Say, why don't you call Ladue or Frontenac and see if THEY want it....? Of course, they'll say, "HELLLLL NO" ! , just like we are in Ballwin....!
Do the right thing and vote this OUT !

Daniel K. Kennedy
Ballwin, MO.

Cassandra Harashe

Subject: FW: Carwash at Baxter & Clayton

From: angfashion@aol.com [mailto:
Sent: Sunday, May 07, 2017 10:25 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Carwash at Baxter & Clayton

Justin, Cassie,

We are residents of the Claymont subdivision at Baxter & Clayton Roads and want to go on record as being EXTREMELY against the proposed carwash where the current Mobile station is at the intersection. This is not at all in keeping with the neighborhoods and would complicate the traffic issues further. We would appreciate it if you would please do everything you can to prevent this from happening.

Thank you,
Doug & Angie Kirkland
417 Monticello Dr.
Ballwin, MO 63011

Cassandra Harashe

Subject: FW: Car Wash

From: Malcolm Klearman [mailto:
Sent: Thursday, May 11, 2017 10:54 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car Wash

I am against this car wash. There are already two other car washes in this area and esthetically it is out of place for that corner.

Malcolm Klearman, CFO



Cassandra Harashe

Subject: FW: Please Forward

From: Taylor Klein [mailto:
Sent: Thursday, May 11, 2017 11:37 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Please Forward

Good Morning,

I've been a resident in the area for 13 years. I'm concerned with the car wash being proposed on Clayton/Baxter. Everyone is right, something of that size doesn't belong in a residential area. If you stand at that intersection, you can see a home at every angle. What's in that intersection now isn't a nuisance, but the second you add 15 vacuum cleaners and a car wash large in size, is the second you disturb the peace. I know you have an answer for everything, but I don't think you travel Clayton road between the hours of 7am and 6pm, because if you did, you'd soon realize the car wash would be a problem. The traffic produced by Parkway West is enough, and it takes me forever and a day to get back home from 141. Move the car wash elsewhere, please, for the sake of the people. Money can be made elsewhere, where it doesn't disturb the peace and sanity.

Thank you,
Taylor Klein

Sent from my iPhone

Cassandra Harashe

Subject: FW: Briteworx concerns

From: laura lipka [mailto:
Sent: Friday, May 12, 2017 9:53 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx concerns

My husband Andrew and I are opposed to the Briteworx project proposed for the corner of Clayton and Baxter in Chesterfield. There are schools nearby, and we feel this business would cause safety, water run-off, and noise issues.
Laura and Andrew Lipka

Sent from my iPad

Cassandra Harashe

Subject: FW: Car wash at Baxter and Clayton

-----Original Message-----

From: Kathleen Loftus [mailto:

Sent: Wednesday, May 31, 2017 1:46 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Car wash at Baxter and Clayton

Ms Harashe

I am opposed to the car wash on Clayton at Baxter. We already have too much traffic on both roads and we don't need another 300 cars added to the mix. In addition, the proposed car wash is ugly.

Kathleen Loftus, resident Baxter Village condos

Sent from my iPhone

Cassandra Harashe

Subject: FW: Car Wash

From: Sharon Lombardo [mailto:
Sent: Wednesday, May 10, 2017 9:48 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car Wash

Cassie,
Please forward my email to those responsible for voting on the proposed Car Wash at Baxter and Clayton.

We are absolutely Against this proposed car wash at Baxter and Clayton. This is a residential community and this is no place for this noisy and highly lit commercial business.
Please do not vote for this business.

Ken and Sharon Lombardo
14963 Broadmont Drive
Chesterfield, MO
Sent from my iPad

Cassandra Harashe

Subject: FW: Zoning Baxter and Clayton Rd

From: philliplombardo@aol.com [mailto:
Sent: Tuesday, May 16, 2017 1:23 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>;
Subject: Zoning Baxter and Clayton Rd

Hi Cassie, I hope you are doing well.

I wanted to follow up and voice my concerns about the "car wash" at Baxter and Clayton Rds. We live in the Woodfield Complex directly behind the site and we feel that the traffic, noise, possible environmental impact along with the cars constantly turning around in our neighborhood will create an even more of a dangerous situation. This could lead to the devaluation of our homes plus bring a possible dangerous element to the entire area. If you would like additional feedback please let me know.

Thanks in advance for your time, Phil Lombardo

Cassandra Harashe

Subject: FW: Car wash

From: Robert <

Date: May 8, 2017 at 6:06:46 PM CDT

To: <jwyse@chesterfield.mo.us>

Subject: Car wash

Please reconsider the placement of a car wash at Baxter and Clayton. This plan is too big for the space, too noisy, and will create traffic issues. We are concerned that this will not add to the draw to our neighborhood. Thank you.

Robert and Sally McAlexander

Sent from my iPhone

Cassandra Harashe

Subject: Disapproval of Briteworx Carwash Construction

From: Stephen Miller [mailto:
Sent: Sunday, July 16, 2017 8:46 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>; Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Disapproval of Briteworx Carwash Construction

To: Cassie Harashe & Justine Wyse

As a resident of the adjacent area to Baxter & Clayton, I would like to go on record as having substantial concern regarding the rezoning request for Briteworx Carwash. I would not want this entity to be located at Baxter & Clayton. The traffic congestion is already very bad on both Clayton and Baxter. More would absolutely not be desirable--'the prediction of 300 cars per day'. Moreover, the structure and architecture of the building does not, in any way, fit into the environment surrounding it. It is extremely large and inconsistent with the suburban surroundings in the area. I would seriously request that this proposal be rejected.

Thank you for your time,

Stephen W. Miller
15006 Manor Lake drive
Chesterfield, MO 63017

Cassandra Harashe

Subject: Car wash Clayton and Baxter

From: Jane Miller [mailto:
Sent: Saturday, July 15, 2017 2:23 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash Clayton and Baxter

I live near this very congested intersection and am opposed to the proposed car wash. It is NOT needed as there is a car wash at Clayton and Woodsmill as well as those that are part of nearby gas stations. It will increase congestion and the risk of associated accidents. In addition it will be an eyesore and greatly diminish the value of nearby residences.

Jane Miller
[14948 Manor Lake Dr.](#)

Cassandra Harashe

Subject: FW: Opposed To Brite WorX Car Wash

From: Craig Morris]

Sent: Friday, May 12, 2017 4:55 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Randy Logan <RLogan@chesterfield.mo.us>

Subject: Opposed To Brite WorX Car Wash

We are vehemently opposed to the planned Brite WorX car wash at Baxter and Clayton. Getting in or out of our subdivision with Parkway West Middle School traffic is bad enough, we can't imagine it if you add the 300 additional expected cars from the carwash. Another thing I can't imagine is how much noise it will make. Please do not devalue our homes with the hideous structure.

Betty and Craig Morris

2387 Baxton Way

Chesterfield, MO 60310

Cassandra Harashe

Subject: Opposition

From: Debra Morrissey [mailto:
Sent: Thursday, July 13, 2017 10:01 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Opposition

I strongly oppose rezoning the Clayton/Baxter intersection to allow a car wash to occupy that space. I own a condo in Broadmoor. I do not want the extra traffic, the noise and possible environmental impact.

Debra Morrissey
15022 Claymoor Ct, Unit 10
Chesterfield MO 63017

636-579-0264

Cassandra Harashe

Subject: In Opposition to Car Wash

From: Bill Olsen [mailto:
Sent: Sunday, July 30, 2017 7:10 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: In Opposition to Car Wash

My wife & I strongly oppose the permitting of a car wash business at Clayton & Baxter, for reasons well-expressed by many.

William and Trudie Olsen
15947 Heather Glen
Chesterfield

Cassandra Harashe

Subject: FW: [BULK]

Importance: Low

From: @pm.sprint.com [mailto: @pm.sprint.com]
Sent: Wednesday, May 31, 2017 1:30 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: [BULK]
Importance: Low

Sent from my mobile.

I am a resident of Baxter Village condos We are right across the street from the proposed car wash. I want to let you know that I am opposed to this car wash. Traffic on Baxter road is already heavy. An additional 300 cars would make it much worse. ClaytonRoad doesn't need this car wash. Keep businesses of this nature on more commercial streets like Manchester

Cassandra Harashe

Subject: FW: Car wash

From: Rosemary Pitlyk [mailto:
Sent: Monday, May 08, 2017 2:00 PM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Car wash

I am definitely against the proposed car wash to replace the Mobil station at Clayton and Baxter.

I live in Claymont which I realize is in Ballwin not Chesterfield, but the increased traffic will impact me tremendously.

Rosemary Pitlyk

Cassandra Harashe

Subject: FW: BriteWorx Carwash at Baxter & Clayton Rds

From: Joe Pollard [mailto:
Sent: Thursday, May 25, 2017 12:02 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: BriteWorx Carwash at Baxter & Clayton Rds

Ms. Harashe,

As a property owner immediately adjacent to the intended build site for the BriteWorx Carwash, I wish to register my strong disagreement with the installation of this commercial facility across from Baxter Village Condominiums which is where I live. As pointed out in the 24 May issue of the West Newmagazine, there are many negatives associated with this facility adjacent to our residential community. Hopefully my objection will be added to that of many other local Chesterfield residents who do not want this facility in our neighborhood.

Respectfully,
Joseph Pollard
15041 Baxter Village Dr
Chesterfield, MO

Cassandra Harashe

Subject: FW: carwash

From: Rosemary [mailto:
Sent: Friday, May 12, 2017 10:40 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: carwash

Hello Cassie --

I am a resident of Woodfield and I attended the meeting Monday evening regarding the proposed carwash to be built at Clayton and Baxter Roads.

I am most definitely opposed to such a structure. I have seen the photos and studied the plans. It appears gaudy and not at all in keeping with the surrounding structures and the general Chesterfield landscape. Aside from it being an eyesore, it also raises concerns regarding noise, lights, water run-off, chemicals in the atmosphere, devaluation of surrounding residential properties etc.

The Wallis company has estimated -- or perhaps hopes for -- approximately 300 cars per day using the facility. There is the matter of increased traffic on both roads and perhaps even danger for the children who walk home from Parkway West High School and Middle School. At the meeting the Wallis rep stated the carwash would cease operation at 8 PM each day, but then several minutes later he stated 9 PM. Such an open-ended plan causes additional concern - if granted permission to erect this monstrosity would the operating hours be extended to 10, 11 or even midnight if deemed lucrative? What, if any, restrictions would be placed on changing the hours of operation?

I sincerely hope that some of the members of the zoning commission visit the Lindbergh site and speak with the Florissant official about the problems they have experienced, and ultimately vote against allowing the Briteworx carwash to be erected on this parcel of land. Please pass this email along to the commission.

Thank you

Rosemary Quigley
15145 Baxton Court
Chesterfield, MO 63017

Cassandra Harashe

Subject: FW: Hi Cassie please forward to the members of zoning committee

From: Angelo Ramos [mailto:
Sent: Wednesday, May 10, 2017 10:43 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Hi Cassie please forward to the members of zoning committee

Hello my name is Angelo ramos and I live in the Clayton And baxter road area. I'm also close to where they are attempting to get approval to build a monster of a car wash in a location in where it is not needed to be at.

I feel this car wash will not only be an eye sore to the area it is planning to be located in a location which will Cause great disruption of our neighborhood aesthetic, noise and traffic.

I would like to know why is the Wallis company trying to foist this garish tunnel carwash with 15 self service vacuums on our neighborhood? This car wash belongs in an area where there is more road lanes, commercial area to support the space needed for this and Can support this type of business (more specifically Manchester road)

Please pass on to zoning committee with my concerns and unhappiness of the idea of this being built.

Thank you

Angelo ramos
314-452-845;

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Julie Lange [mailto:
Sent: Thursday, May 11, 2017 7:53 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash

My name is Julie Rausenberger and I live in Claymont subdivision. I am opposed to changing the zoning in order to build the Briteworx Carwash. I do not want a large, busy carwash at this location. It will increase traffic and noise. It belongs on a much larger location such as Manchester. Please forward my concerns to the zoning committee.
Thanks!!! Julie Rausenberger

Cassandra Harashe

Subject: FW: Briteworx carwash concerns

From: Douglas Reed [mailto:

Sent: Monday, May 08, 2017 5:10 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>; Justin Wyse <JWyse@chesterfield.mo.us>

Subject: Briteworx carwash concerns

My name is Doug Reed. I live in Claymont Estates subdivision. I have concerns about the new carwash being proposed at the corner of Clayton and Baxter. It seems a carwash of this size will draw too much more traffic and may look to large and slightly. I would suggest not re zoning this for now. Thank you for your time.

Doug Reed.

Sent from my iPhone

Cassandra Harashe

Subject: FW: Briteworx Carwash

From:
Sent: Saturday, May 13, 2017 12:56 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx Carwash

Cassie:

Just a short follow up note re: the Briteworx Carwash proposed at the Mobil Gas Station at Clayton and Baxter roads. Several years ago when I was president of Woodfield Homes, we strongly opposed the addition of a larger car wash at this location for all of the reasons discussed at the Council meeting last Monday. The council did not approve the new carwash.

The new proposal is much more of a concern. The owners anticipate 300 cars using the car wash daily. That means more noise, more water run off, more lights, and just as important, more cars using the entry into Woodfield as a turnaround to get to the Mobil Station. This has caused damage to the grass and sod at our entry that we have to replace. All of these issues will have a negative effect on our property values.

Cassie, will you please forward this note to the members of the zoning committee.

Thank you, Dan Reilly

Cassandra Harashe

Subject: CAR WASH

From: hal812@gmail.com [mailto:
Sent: Friday, July 14, 2017 9:04 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: CAR WASH

PLEASE KNOW THAT AS A RESIDENT ON NEARBY CHESTERTON LANE I AM STRONGLY OPPOSED TO THE CARWASH PROPOSED AT CLAYTON RD. & BAXTER. I WOULD GUESS THAT EVERY RESIDENT ON CHESTERTON LANE WOULD HAVE A SIMILAR POSITION. HAL RICHARDSON

Sent from [Mail](#) for Windows 10

Cassandra Harashe

Subject: Car Wash in Chesterfield at Baxter and Clayton

From: laverne riebold [mailto:
Sent: Thursday, July 13, 2017 7:23 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car Wash in Chesterfield at Baxter and Clayton

What an ugly addition to our neighborhood! The estimate of 300 cars per day would make this intersection even more dangerous than it already is. The traffic situation in the morning and evening is already overloaded! The water run off, noise, light and ugly building is enough for me to be against it. It just adds to all of the pollution! We already have Waterway at Clayton and 141 so it seems there really is not need of another car wash. At least Waterway is in an area of already existing businesses and does not interfere with residential property.

The Clayton and Baxter location is right in front of homes and would really affect property values. There really should be a more acceptable use of this lot. The gas station is bad enough!

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Justin Wyse
Sent: Monday, May 08, 2017 8:29 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: FW: Briteworx Carwash

From:
Sent: Monday, May 08, 2017 8:14 AM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Briteworx Carwash

Mr. Wyse:

I am a resident of Woodfield and unfortunately will not be able to attend the meeting tonight.

I did want express my concern over this Briteworx Wash. This extremely large operation will cause further congestion and noise pollution to our residential community. Please do not turn this area into another Manchester or Lindbergh. Do not allow this business to build in this location.

Thank you, Kathy Roach

2388 Baxton Way

Cassandra Harashe

Subject: FW: Briteworx carwash

From: Gloria Robinson [mailto:
Sent: Thursday, May 11, 2017 10:31 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx carwash

Cassie:
Please forward to the zoning committee:

Please DO NOT rezone for this Briteworx carwash.

The garish design will be an eyesore in our neighborhood and the noise level will be unacceptable. Our house is within a quarter mile of this location, the vacuums will be horrendously loud.

There are already 15 self-serve vacuums in our area, this belongs on a larger street like Manchester which is already loud and used to the noise. We like to hear the birds and don't want their song drowned out by cars and vacuums.

Don't ruin our quality of life.

Gloria Robinson
Mike Wise
169 Wildwood Parkway

Cassandra Harashe

Subject: FW: Briteworx carwash

From: Gloria Robinson [mailto:

Sent: Thursday, July 13, 2017 6:10 PM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Briteworx carwash

Please reject this proposed carwash. It is wrong for this area. The noise from the vacuums will be awful, we love to listen to the birds in our common ground and the carwash would be only 500 yards from us! Furthermore, Clayton Road is not the place for this kind of additional traffic. It belongs on an already noisy road like Manchester which can handle the noise and traffic. Please REJECT!

Gloria Robinson
169 Wildwood Parkway

Cassandra Harashe

Subject: FW: Proposed Car Wash

From: Justin Wyse
Sent: Monday, May 08, 2017 2:34 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: FW: Proposed Car Wash

From: Sharron Rohn [<mailto:>]
Sent: Monday, May 08, 2017 11:58 AM
To: Justin Wyse <JWyse@chesterfield.mo.us>
Subject: Proposed Car Wash

I am concerned that the proposed carwash that is proposed to replace the Mobil Station is not compatible with the location.

My concerns are:

Design

Traffic impact

Hours of operation

Sincerely,
Sharron Rohn
404 Algonquin Dr.
Ballwin, MO63011

Cassandra Harashe

Subject: FW: Brute word carwash

-----Original Message-----

From: Pat [mailto:

Sent: Thursday, May 11, 2017 5:21 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Brute word carwash

Sent from my iPad

Dear Cassie

Please forward to the zoning commission:

Please do not rezone for the car wash. This is not an appropriate for a family community. We do not need the extra traffic and the loud noise of the huge dryers.

Pat Rubin

173 Wildwood Parkway

Ballwin, MO

63011

Cassandra Harashe

Subject: FW: Britework Car Wash

From: Justin Wyse
Sent: Monday, May 08, 2017 4:42 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Fwd: Britework Car Wash

Justin Wyse, AICP, PTP
Director of Planning & Development Services
City of Chesterfield

Begin forwarded message:

From: James Rutledge
Date: May 8, 2017 at 3:14:48 PM CDT
To: "jwyse@chesterfield.mo.us" <jwyse@chesterfield.mo.us>
Subject: Britework Car Wash
Reply-To: "

BAD IDEA. We do not need anything like this at the corner of Baxter and Clayton. Looked at the one up North and it was unforgettable. This type of Car Wash would not fit in with the surrounding scenery plus I can imagine all kinds of noise and unwanted activity that will impair progress and create congestion.

[Sent from Yahoo Mail on Android](#)

Cassandra Harashe

Subject: Car wash

-----Original Message-----

From: Lou Salamone [mailto:]

Sent: Monday, May 08, 2017 7:41 AM

To: Justin Wyse <JWyse@chesterfield.mo.us>

Subject: Car wash

I backup to the condo's behind Walgreens and I hear the trash trucks dumping the dumpster there. I also have extreme and excessive runoff from the condos because their extremely big and steep rooftops drain right next to their PVC fence instead of using a drainage system to drain to their useless retention pond.

Chesterfield has a development problem, on many levels letting developers get away with "minimum code". Look at the shoddy Schoettler and Clayton road development. It's an ugly eye sore and will cause huge damage to the homes adjacent on the north border if downspouts are not on a system to the retention ponds.

That carwash will not blend in with the soft architecture that is along Clayton road nearby and the vacuum will easily be noticed from surrounding households, plus the rush hour traffic from two to one lanes on Clayton westbound will be affected.

Lou Salamone

319 Quinmooor Dr

Sent from my iPhone

Cassandra Harashe

Subject: Briteworx

From: Schaeffer, Neal

Sent: Wednesday, September 20, 2017 7:22 AM

To: 'Justin Wyse (jwyse@chesterfield.mo.us)' <jwyse@chesterfield.mo.us>

Subject: Briteworx

Justin,

As a nearby resident for over 40 years, I am opposed to the Briteworx car wash. Do we really need another car wash in Chesterfield??

Neal Schaeffer

Cassandra Harashe

From: Richard Goldbaum <richard@goldbaum.com>
Sent: Tuesday, May 16, 2017 9:02 PM
To: Cassandra Harashe
Subject: Opposition to Briteworx Carwash

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Stop Britworx Carwash

I have asked my neighbor, Dick Goldbaum, to send the following as I do not have a computer or e-mail.

I have lived at the Northern end of Woodfield subdivision for 29 years. I have seen Baxter go from a two lane country road to a four lane street. I have seen the land on either side of Clayton Rd be developed into a well designed compatible mixture of residential, commercial, schools and churches in keeping with each other. The picture I was shown of the carwash was both shocking and disappointing. Not only will the building be noisy and a traffic problem, but the visual pollution will be even more disturbing.

Please do not approve this project. I have seen too many cars pull out of the Mobil station onto Baxter on the southbound lanes and head north and swerve into the north bound lanes just missing a north bound car that had just turned onto Baxter from Clayton. Our subdivision has had to fix and replace No Parking signs and poles and mail boxes because they were knocked over by cars driven by non-residents who had turned into Baxton Way to turn around and head south to get to the Mobil station. If the projections of 300 cars a day are accurate, I can predict that either a pedestrian, bike rider or a car will be hit by someone coming out of or going into the carwash. We have been lucky so far.

Please don't approve Briteworx Carwash for Clayton and Baxton.

Thank you for your kind attention and consideration.

Cinn

Cinn Sams
2359 Baxton Way
314-394-5641

Cassandra Harashe

Subject: FW: Rezoning of Clayton/Baxter corner

From: Margaret Schneider [mailto:
Sent: Saturday, May 13, 2017 3:54 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Rezoning of Clayton/Baxter corner

I am opposed to the rezoning of property at Baxter & Clayton Roads for the building of a Briteworx carwash. The 15 self service vacuums will be noisy & the 27 ft. high tower is unsightly. This is a mostly residential area near a middle school with an already high traffic volume. Please do not rezone this corner for another intrusive businesses.

Thank you.

Margaret Schneider
2300 Manor Ridge Dr
Chesterfield MO 63017

Cassandra Harashe

Subject: Car wash

From: Bill Schulz [mailto:
Sent: Monday, July 17, 2017 5:37 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Car wash

Sent from my iPhone

I'm against the car wash at Baxter and Clayton as there is already a lot of traffic congestion now I can not imagine what a nightmare this would be also on Baxter Road near the library there is 364 apartments under construction which will have some impact on the traffic anything I could do to help stop this just let me know.

Cassandra Harashe

Subject: Briteworx CarWash at Baxter & Clayton Road

From: Lana Shapiro [
Sent: Thursday, August 31, 2017 6:13 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx CarWash at Baxter & Clayton Road

I live off Brookmont Lake Court and everyday I go by this intersection to work and every night I come home and pass it. Between 4-6pm that intersection is so BUSY. The line of cars backs up because it goes from a 4 lane road to a 2 lane road. I can't imagine a huge car wash there. That will gum up the traffic even MORE! The car wash would only bring us more traffic congestion, NOISE and light pollution. AND there is a WATERWAY Carwash at the intersection of Hwy 141 and Clayton road, and that's probably only a mile plus away! It's just a very bad idea!!! And I do not even know what that would do to shift of the water run off there.

Thank you for listening to your residents and not allowing this....

Dr. & Mrs. Herbert (Lana) Shapiro
617 Brookmont Lake Court
Chesterfield, MO 63017

Cassandra Harashe

Subject: FW: BriteWorx Car Wash / Baxter & Clayton Roads
Attachments: westnewsmagazine.com-Save Clayton Road.pdf

From: Martha J Simpson [mailto:
Sent: Friday, May 26, 2017 10:40 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: BriteWorx Car Wash / Baxter & Clayton Roads

Dear Ms Harashe,

I am a resident of Baxter Village Condos. That is across the street from the site of the proposed new car wash at the intersection of Baxter and Clayton Roads.

I believe the attached letter to the editor that was in a recent edition of the West County Magazine expresses my thoughts exactly.

Residents along Clayton and Baxter Roads do NOT want this car wash! Traffic along Baxter Road is bad enough without adding an additional 300 cars per day.

This area currently has a good mix of commercial and residential properties. I firmly believe if you allow the car wash to be built, you will turn Clayton Road into becoming just like Manchester Road.

PLEASE do not let this happen!

Sincerely,

Martha Simpson

Cassandra Harashe

Subject: FW: Proposed Briteworx Car Wash

From: G. Staehle [mailto:
Sent: Thursday, July 13, 2017 6:31 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Re: Proposed Briteworx Car Wash

Dear Ms. Harashe:

Hello. We are residents of Park Huntington/Claymont subdivision and we're concerned about the proposed construction of a Briteworx Car Wash at the intersection of Baxter & Clayton. With so many car washes sprinkled all over both Manchester and Clarkson, why do we need such a monstrosity on Clayton?? There's already 2 car washes (Not counting the Mobil since I believe that is the site for the proposed new one..), one at the Phillips & the one at the Shell station just East of the intersection on Clayton.

Then there's also the increase in traffic (Clayton especially gets bottlenecked NOW! What happens when we increase the traffic? Worse rush-hour traffic, that's what. Add lanes - it won't help.) & more noise, worse light pollution, more toxic run-off waste, increased traffic in general (off-hours) and more!

PLEASE don't do this! Even the typical designs of these places don't fit or blend in with the neighborhood. They look garrish. A 27' tower?! Seriously?? No. Just no. Please.

As mentioned earlier, something like this belongs on Manchester or Clarkson, if at all.

Thank you for taking the time to read this & letting us voice our concerns.

Best Regards,
Gina & Peter Staehle

Cassandra Harashe

Subject: FW: Proposed Car Wash at Clayton and Baxter Roads

From: Judith Sullivan [mailto:
Sent: Saturday, May 27, 2017 10:52 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Proposed Car Wash at Clayton and Baxter Roads

I am a resident of Baxter Village Condos across the street from the site of the proposed new car wash at the intersection of Baxter and Clayton Roads.

Residents along Clayton and Baxter Roads do NOT want this car wash! Traffic along Baxter Road is bad enough without adding an additional 300 cars per day.

This area currently has a good mix of commercial and residential properties. I firmly believe if you allow the car wash to be built, you will turn Clayton Road into Manchester Road.

PLEASE do not let this happen!

Judy Sullivan
Baxter Village Condominiums

CMK

PHONE CALL

FOR _____ DATE 5/25/17 TIME 9:53 ^(A.M.) _(P.M.)

M. Diane Framme Trame

OF _____

PHONE 636-532-4710 CELL 314-560-8266 ~~6886~~

MESSAGE Opposition to Brit
Work - architecture/aest.
Baxter Lakes

SIGNED _____

- TELEPHONED
- RETURNED YOUR CALL
- PLEASE CALL
- WILL CALL AGAIN
- CAME TO SEE YOU
- WANTS TO SEE YOU

Cassandra Harashe

Subject: FW: Carwash at Baxter and Clayton

From: Bridget Whitson [mailto:
Sent: Thursday, May 11, 2017 6:43 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Carwash at Baxter and Clayton

Please reconsider this proposal and do not allow this disruptive structure to be built in our residential neighborhood. We do not need a mega car wash with its traffic, noise and,garish construction in this setting. Thank you for your consideration and please forward to all those who will be voting on this proposal.
Bridger Whitson from the neighborhood

Cassandra Harashe

Subject: FW: Bright works car wash

-----Original Message-----

From: [mailto:

Sent: Thursday, May 18, 2017 3:07 PM

To: Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Bright works car wash

Hello Cassie,

I attended the zoning meeting last week and wanted to communicate my position to you and the rest of the board that I object to re-zoning to allow Brightworks and the Wallis Co. to build a full service car wash on the corner of Clayton and Baxter roads where the existing Mobil station is.

As a Woodfield homeowner, I am concerned about the noise pollution that such a business would bring into our lovely residential neighborhood. Additionally there will be traffic issues with cars waiting to be washed and people doing U-turns and also using Woodfield's private streets to access the car wash. I can't imagine that Chesterfield would want to accommodate such a negative addition to its city! I am sure Chesterfield does not want to damage its reputation as one of the nicest places in the area to live.

Please forward this email to the members of the zoning committee before they vote on the issue. Thank you.

Sincerely,

Elizabeth Wright

2461 Baxton Way

Chesterfield

Sent from my iPad

Cassandra Harashe

Subject: FW: Brite WorX Car Wash Illadvised

From: Bert Wunderlich [mailto:
Sent: Friday, June 09, 2017 3:52 PM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Brite WorX Car Wash Illadvised

To The Chesterfield Zoning Commission:

The zoning request for the construction of a Brite WorX Car Wash at the intersection of Clayton Road and Baxter Road should be denied. The garish structure and design of the contemplated installation is not in accord with the appearance and character of the area. Further, an additional car wash is certainly not needed in view of the rollover wash facilities available in both the Phillips and Shell service stations nearby, in view of the Waterway nearby at the intersection of Clayton Road and Old Woods Mill, and in view of various similar car wash facilities within a few miles on Manchester Road. The proposal should be denied to prevent a nuisance, an eyesore, and an unneeded business that will be difficult to remove when it fails.

Sincerely,
Bert Wunderlich
14924 Manor Lake Dr.
Chesterfield, MO 63017

Cassandra Harashe

Subject: Briteworx

From: Carol Young [mailto:
Sent: Friday, July 14, 2017 4:59 AM
To: Cassandra Harashe <CHarashe@chesterfield.mo.us>
Subject: Briteworx

Dear Cassie,

I'm wide-eyed and slightly horrified at the possibility of the BriteWorx at Baxter and Clayton. Their architecture is obviously garish to attract attention, but doesn't seem to fit with our neighborhood! And if you've ever driven that intersection (between West Middle School and West High School), you know there are already too many cars, and many children walking, biking, and running cross country!

Please reconsider allowing this business to proceed with plans at an intersection that is already over-crowded with Walgreens customers, Clayton west/eastbound traffic, two gas stations, and my children.

Thanks for the work that you do to thoughtfully regulate development and protect the value of our city.

Sincerely,
Carol Young

Cassandra Harashe

Subject: FW: Car Wash

From: Brenda Zilka [mailto:

Sent: Monday, May 08, 2017 10:40 AM

To: Justin Wyse <JWyse@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>

Subject: Car Wash

Hi

My name is Brenda Zilka and I just received an email stating what the rezoning signs are for at Baxter and Clayton. If the information that I received is correct, it would appear that the size and the style of the proposed car wash would not blend in with out pastoral suburban area.

Not against a car wash, per se, but it definitely should blend instead of being jammed on a lot with garish design.

Thanks for letting me comment to you.

All the best,

Brenda Zilka

39 Meadowbrook Country Club
Ballwin, MO 63011