

**CITY OF CHESTERFIELD  
PLANNING COMMISSION MEETING  
MONDAY – JANUARY 23, 2006  
7:00 PM**

**AGENDA**

**I. ROLL CALL**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC HEARINGS**

- A. P.Z. 19-2005 City of Chesterfield (Various Sections of Zoning Ordinance):** An ordinance amending various sections of the City of Chesterfield Zoning Ordinance regarding banners in the Museum and Arts Area, development criteria for E-districts, residential tear-downs and residential additions.

*The public may speak on this item tonight. There will be no vote taken tonight.*

- B. P.Z. 37-2005 143 Long Road (Jack Wolf Property):** A request for rezoning from “M3” Planned Industrial and “PI” Planned Industrial to “PI” Planned Industrial district for two parcels totaling .5-acres located on the west side of Long Road, south of Chesterfield Airport Road. (LOCATOR NUMBERS 17U120045 and 17U140524)

Proposed Uses:

- (gg) Medical and dental offices.
- (ii) Offices or office buildings.

*The public may speak on this item tonight. There will be no vote taken tonight.*

- C. P.Z. 38-2005 Dierberg’s The Marketplace:** A request for amendments to City of Chesterfield Ordinance 689 to allow for a change in the permitted uses for the existing outbuilding and an increase in the parking reduction for a “C-8” Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads. (19S130224)

*The public may speak on this item tonight. There will be no vote taken tonight.*

**V. APPROVAL OF MEETING MINUTES**

- A. Approval of January 9, 2006 Planning Commission Minutes

**VI. PUBLIC COMMENT**

**VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS**

- A. **Edison Center (18067-18075 Edison Avenue):** An Amended Site Development Plan and Request for Signage for a 4.0 acre parcel zoned “M-3” Planned Industrial, located on Edison Road, between Spirit of St. Louis Boulevard and Goddard.

*The Planning Commission may vote on this item tonight.*

- B. **Spirit Plaza (17728 Chesterfield Airport Road):** An Amended Site Development Plan and Request for Signage for a 2.0 acre parcel zoned “PI” Planned Industrial, located on Chesterfield Airport Road, between Chesterfield Industrial Boulevard and Trade Center Boulevard.

*The Planning Commission may vote on this item tonight.*

**VIII. OLD BUSINESS**

- A. **P.Z. 18-2005 City of Chesterfield (Sign Calculations):** An ordinance amending the City of Chesterfield Zoning Ordinance Section 1003.168B regarding the calculation of attached wall signs.

*The Planning Commission may vote on this item tonight.*

- B. **P.Z. 24-2005 Kommerz LLC (Clock Tower Plaza):** A request for a change of zoning from “C-8” Planned Commercial to “PC” Planned Commercial for a 2.61-acre parcel located south of Chesterfield Airport Road, east of Chesterfield Commons East Road.  
(Locator Number 17T24-0243)

*The Planning Commission may vote on this item tonight.*

- C. **P.Z. 25-2005 Duke Realty L.P. (St. John's Mercy Rehabilitative Facility)**: A request for an amendment to City of Chesterfield Ordinance 1669 to permit additional uses and amendments to setback requirements in conjunction with a revised preliminary plan for a 6.048-acre "PC" Planned Commercial District located south of Conway Road, approximately 900 feet east of Still House Creek Road (LOCATOR NUMBER 18R210441)

*The Planning Commission may vote on this item tonight.*

**IX. NEW BUSINESS**

**X. COMMITTEE REPORTS**

- A. **Committee of the Whole**
- B. **Ordinance Review Committee**
- C. **Architectural Review Committee**
- D. **Landscape Committee**
- E. **Comprehensive Plan Committee**
- F. **Procedures and Planning Committee**
- G. **Landmarks Preservation Commission**

**XI. ADJOURNMENT**

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.