

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
January 8, 2001

The meeting was called to order at 7:00 p.m.

I. PRESENT

ABSENT

Mr. David Banks  
Mr. Mike Kodner  
Mr. Dan Layton, Jr.  
Ms. Stephanie Macaluso  
Ms. Rachel Nolen  
Mr. Jerry Right  
Ms. Victoria Sherman  
Mr. B. G. Wardlaw  
Chairman Fred Broemmer  
Mr. Doug Beach, City Attorney  
Mr. John Nations, Council Liaison  
Ms. Teresa Price, Director of Planning  
Mr. Tom Blanchard, Project Planner  
Mr. Matt Brandmeyer, Project Planner  
Mr. Paul DeLuca, Project Planner  
Mr. Mike Hurlbert, Project Planner  
Mr. John Wagner, Project Planner  
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Macaluso

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Council Liaison John Nations (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Nolen read the first portion of the "Opening Comments."

A. P.Z. 24-2000 Precision Properties: a request for a change of zoning from an "M-3" Planned Industrial District to "PI" Planned Industrial District for 2.84 acres of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V-63-0026).

Proposed uses:

(ii) office or office buildings

Project Planner Paul DeLuca gave a slide presentation of the subject site and surrounding area.

1. Mr. Ron Dierker, 9 Sunnen Drive, Maplewood, MO 63143, petitioner for P.Z. 24-2000 Precision Properties;

- Speaker gave a background history of this project;
- Speaker stated that a drainage easement would be in the front;
- 3-story office building, 37,500 square feet;
- 2.84 acres;
- Rezoning from M-3 to PI-Planned Industrial;
- Proposing one (1) curb cut;
- Utilities would come from the ball fields;
- Have increased parking to 4.5/1000 ratio.

2. Mr. Randy Mardis, Landscape Technologies, 1430 Triad Center Drive, St. Peters, MO 63376, speaking in favor of P.Z. 24-2000 Precision Properties;

- Speaker presented the Landscape Plan for P.Z. 24-2000 Precision Properties in accordance with the landscape ordinance.

3. Mr. Eugene DeVore, 12117 Fleetwood Place, St. Louis, MO 63043, speaking in favor of P.Z. 24-2000 Precision Properties;

- Speaker stated that the site will have to be raised approximately 3 feet to get building one (1) foot above flood plain;
- Site does not have existing utilities. Water and sanitary will need to be brought into the area.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL - None

Mr. DeLuca stated that the following issues would be addressed:

1. Need for sanitary and water to be brought to the site;
2. Building to be oriented to the north instead of Highway 40 and how site will look in accordance with Highway 40. Look at the other developments that have been approved and what their setbacks are, where building lines and parking are located on the north side;
3. Drainage ditches – where they will be and how it will affect landscaping, both present and future;
4. The berming effect along the highway 40 corridor to give a softer look;
5. Availability of TIF money (whether it does or does not quality);
6. Building materials on the north side and compatibility with other developments.

Chairman Broemmer stated that P.Z. 24-2000 Precision Properties would not go to the Architectural Review Board (ARB) for review.

Commissioner Nolen read the next portion of the “Opening Comments.”

B. P.Z. 27-2000 Lou Fusz: A request for a change in zoning from a "C-8" Planned Commercial District, "NU" Non-Urban District, and "M-3" Planned Industrial District to a "PC" Planned Commercial District for a 6.497 acre tract of land located on Chesterfield Airport Road, south of Highway 40 and east of Long Road.

Proposed Uses:

- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (l) Cafeterias for employees and guest only.
- (p) Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (s) Financial institutions.
- (z) Offices or office buildings.
- (kk) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (ll) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (pp) Permitted signs (See Section 1003.168 'Sign Regulations').
- (rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (uu) Vehicle repair facilities for automobiles.

- (vv) Vehicle service centers for automobiles.
- (ww) Vehicle washing facilities for automobiles.

Project Planner Mike Hurlbert gave a slide presentation of the subject site and surrounding area.

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 27-2000 Lou Fusz;

- Rezoning from C-8, NU to PC Planned Commercial;
- Site consists of 6.497 acres;
- Proposal will be viewed as an improvement over the existing appearance of the operation. Presently, parked cars can be seen from Highway 40 and Chesterfield Airport Road;
- Petitioner proposes to take the existing facility, enclose a canopy area at the northern end of the facility and increase the size of the workable area in the facility but not the footprint;
- Proposed building, closest to Chesterfield Airport Road, will be a 1-story, 10,890 square foot building;
- Enclosing the canopy will add 5,900 square feet of serviceable area to the building;
- Total square footage on the site will be 37,244;
- The showroom is closer to Chesterfield Airport Road but more room will be available to store the cars between the existing and the proposed building;
- The asphalt drive along the northern portion of the site will be eliminated;
- Parking: 100 spaces are required, 573 will be provided (473 spaces are for inventory but most of the spaces will be located between the building in the storage area and along the sides of the northern facility);
- Green space is 28%, the pavement is 58.9% and the building is 13.1%
- The front has a 30-foot setback from the right-of-way.

2. Mr. George Stock, Stock and Associates, 425 N. New Ballas Road, St. Louis, MO 63141, engineer for P.Z. 27-2000 Lou Fusz;

- Site is 2/3 developed so drainage and sanitary are already on the site;
- All drainage on site is tributary to the north adjacent to Highway 40 where there is a master drainage ditch;
- Access to the development is off Caprice Drive, a private drive;
- Access for the display/showroom/office is with two (2) current curb cuts;
- \$20,000 worth of mitigation on the northern lot, \$7,000 worth of mitigation in the center of the site.

COMMENTS/DISCUSSION

Mr. Doster stated that elevations would be provided to show the appearance of the building from Highway 40.

Mr. Doster stated that the petitioner will comply with the City's requirements for lighting.

Mr. Stock stated that there are a total of 57 parking spaces from the building to Chesterfield Airport Road. Forty (40) of the parking spaces will be for car display and 17 for visitors.

Mr. Hurlbert stated that the following issues would be addressed:

1. Rear view of the building from Highway 40;
2. Lighting;
3. Number of cars that will be on Chesterfield Airport Road;
4. Outdoor paging;
5. Pump station;
6. Possibility of a berm look across Highway 40;
7. The requirement of a tree every 50 feet in the parking lot;
8. Review of uses 'p' and 'ww';
9. Location of service doors to Highway 40;
10. Dumpster location;
11. Appearance of the service area from the front and the rear.

Chairman Broemmer stated that P.Z. 27-2000 Lou Fusz would not go the Architectural Review Board (ARB) at this time for review.

Commissioner Nolen read the next portion of the "Opening Comments."

C. P.Z. 1-2001 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Comprehensive Plan to reflect the following:

1. Reconfigure Burkhardt Place so it connects with the future realignment of Wildhorse Creek Road. The current design shows Burkhardt Place connecting with Lydia Hill Drive.
2. Establish definitions for Land Use Terms.
3. Adopt a policy relative to the transportation model to consider its use in future development decisions.
4. Adopt a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.

Project Planner John Wagner gave an overview of this petition to amend the Chesterfield Comprehensive Plan.

SPEAKERS IN FAVOR –

1. Mr. Jim Jacobi, Sachs Properties, Inc. 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 1-2001 City of Chesterfield Planning Commission;

- Speaker discussed the relocation of Burkhardt Place;
- Speaker stated that he would submit updated plans.

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL - None

REBUTTAL – None

Mr. Wagner stated that the following issues would be addressed:

1. When new plan is submitted, determine where the new road will go and what the zonings are on both sides of the road;
2. Transportation model to look at this area;
3. Staff to review the impact of the realignment on Chesterfield Village plan (sidewalks, drainage, etc.).

All of the issues will be directed at Item #1 of this petition: The reconfiguration of Burkhardt Place.

Commissioner Nolen read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion to approve the December 11, 2000 Meeting Minutes, as amended. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, speaking in favor of P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. and P.Z. 33-2000 Danna Development, L.L.C.;

- Speaker asked the Planning Commission to vote on both of these petitions together so they could move along together with regards to the connector road, sanitary sewer, etc.;

- Speaker stated that he would like to address the Commission when these projects are up for a vote pertaining to the access and to determine whether he will request that these projects be held.

2. Mr. George Stock, Stock and Associates, 425 N. New Ballas Road, St. Louis, MO 63141, speaking in favor of P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. and P.Z. 33-2000 Danna Development, L.L.C.;

- Speaker stated that he is present to answer questions;
- Speaker stated that Attachment A has a condition that deals with temporary access on Chesterfield Airport Road.

3. Ms. Edna LaBrier, 1511 Hamton Hall, Chesterfield, MO 63017, trustee for Brandywine Condominiums, speaking in opposition to P.Z. 19-1999 Chesterfield Village;

- Speaker stated that the residents of Brandywine Condominiums object to the building height;
- Speaker is asking the Planning Commission to enforce the 70-foot high building standard.

4. Mr. Steve Koslovsky, 168 N. Meramec Avenue, Clayton, MO 63015, attorney for and speaking in favor of P.Z. 19-1999 Chesterfield Village;

- Speaker reviewed the revisions to this petition;
- Speaker asked the Planning Commission to vote in favor of this petition.

5. Mr. Jim Jacobi, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 19-1999 Chesterfield Village;

- Speaker stated that using the parking ratio of 3.3/1000 is not a problem because Sachs Properties does not allow tenants that would exceed that ratio.

6. Ms. Kathy Higgins, Sachs Properties, 400 Chesterfield Center, Chesterfield, MO 63017, speaking in favor of P.Z. 19-1999 Chesterfield Village;

- Speaker stated that she is present to answer questions.

7. Mr. Carl Lueker, Volz Engineering, 10849 Indian Head Industrial Blvd., St. Louis, MO 633132, engineer for P.Z. 19-1999 Chesterfield Village;

- Speaker stated that he is present to answer questions.

8. Mr. Bill Biermann, 16020 Swingley Ridge Road, Chesterfield, MO 63017, attorney who represents Charlotte Hoch, petitioner for P.Z. 38-2000 Waller-Hoch Corp. Park;

- Speaker stated that he is present to answer questions;
- Speaker asked the Planning Commission to vote on this petition this evening.

9. Mr. Dick Shaiper, 15 West Drive, Chesterfield, MO 63017, petitioner for P.Z. 39-2000 Boone's Crossing Golf Center;

- Speaker reviewed the petition;
- Speaker stated that the levee seepage is no longer there;
- Speaker stated that the number of parking spaces have been reduced;
- Speaker stated that the visual effect from Highway 40 will improve as the existing buildings will be upgraded and fencing removed;
- Speaker stated that he is present to answer questions.

10. Ms. Carol Fromuth, 1504 Kehrs Mill Road, Chesterfield, MO 63005, speaking in favor of P.Z. 39-2000 Boone's Crossing Golf Center;

- Speaker stated that this golf center would be a tremendous benefit to golfers.

11. Mr. Ted Allison, 2126 Chesterfield Place, Chesterfield, MO 63017, speaking in favor of P.Z. 43-2000 Burgundy Arrow;

- Speaker stated that it was refreshing to see the developer, Staff and the Planning Commission pare down the uses on a development to a practical list.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Chesterfield Hollow- Site Development Plan. The subject property is zoned "R-2" (PEU). Chesterfield Hollow is an 8.07 acre tract of land located on the east side of Olive Boulevard, north of Ladue Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan for Chesterfield Hollow. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

B. Founders Bank, Town Centre: Request for Alteration of Building Design and Materials.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the request for alteration of the building design and materials for Founders Bank, Town Centre. The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

C. St. Louis Family Church: A Landscape Plan for a 16.7 acre "PI" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Valley Center Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Landscape Plan for St. Louis Family Church. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

D. Spirit of St. Louis Airport, Lots 11&12 - Alexo RE: An Amended Site Development Section Plan, Architectural Elevations and Landscape Plan. The subject property is zoned "M-3" Planned Industrial District and is located on a 6.09 acre site, west of Spirit of St. Louis Boulevard, at the northwest corner of Edison Avenue and North Bell Avenue, at the Spirit of St. Louis Airport.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan, Architectural Elevations and Landscape Plan for Spirit of St. Louis Airport, Lots 11&12 - Alexo RE. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

## VIII. OLD BUSINESS

A. P.Z. 36-2000 City of Chesterfield Planning Commission; a proposal to amend the City of Chesterfield Subdivision Ordinance to require wider sidewalks on high-volume streets and adjacent to obstructions and to require installation of conduits for future water or electric service and telecommunication service; and Project Planner John Wagner gave an overview of P.Z. 36-2000 City of Chesterfield Planning Commission. The Planning Commission did not have any additional issues for Staff to review.

AND

B. P.Z. 37-2000 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance to require verification of meeting with residents prior to public hearing and to require perspectives and/or 3-D models with rezoning petitions when needed and to require installation of conduit for future telecommunication service. Project Planner John Wagner gave an overview of P.Z. 37-2000 City of Chesterfield Planning Commission. The Planning Commission did not have any additional issues for Staff to review.

C. P.Z. 45-2000 City of Chesterfield; a request for a change of zoning from an "NU" Non-Urban District to an "R-3" 10,000 square-foot Residence District for 1.20 acres of land located on the south side of Conway Road, north of the future Forty West II Office building (Solomon II). Proposed use:  
Single-family homes.

Project Planner John Wagner gave an overview of P.Z. 45-2000 City of Chesterfield.

Commissioner Right made a motion to approve P.Z. 45-2000 City of Chesterfield. The motion was seconded by Commissioner Layton.

Upon a roll call, the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

D. P.Z. 39-2000 Boones Crossing Golf Center: a request for a change of zoning from an "M-3" Planned Industrial District to "PC" Planned Commercial District for a 29.07 acre tract of land located on North Outer 40 Road, west of Long Road. (Locator Number 17V 63 0059)

Proposed uses: Recreational facilities, indoor and illuminated outdoor facilities, golf courses, golf practice driving ranges. Stores, shops, service facilities, and automated vending facilities: ice, beverages and confections. NOTE: This petition excludes indoor sale of motor vehicles, offered for sale or hire to the general public on the premise.

Project Planner Paul DeLuca gave an overview of this petition.

The Planning Commission asked Staff to add the review of 'service facilities' to the list of issues to be addressed.

E. P.Z 19-1999 Chesterfield Village: a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for three parcels located on Chesterfield Parkway East, 325 feet East of Elbridge Payne Road and South of Clarkson Road. Total area to be rezoned: 9.096 acres.

Proposed Uses:

1. Offices or office buildings;
2. Cafeterias for employees and guests only.
3. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;

Project Planner Matt Brandmeyer gave an overview of this petition and stated that at the last meeting, December 11, 2000, there were not five (5) affirmative votes for passage so P.Z. 19-1999 will be reconsidered this evening.

Commissioner Sherman made a motion to approve P.Z. 19-1999 Chesterfield Village with the following additions to Attachment A:

Ceiling for the elevations of the parking garages:

Site A: 641 ½ feet, top rail elevation of 4 feet, total elevation 645 ½ feet;

Site B: 654 feet, top rail elevation of 4 feet, total elevation 658 feet;

Site C: 633 feet, top rail elevation of 4 feet, total elevation 637 feet.

The motion was seconded by Commissioner Nolen.

Commissioner Banks made an amendment to the motion to include the insurance coverage letter with regards to construction damage in Attachment A.

Commissioner Sherman and Commissioner Nolen accepted the amendment to their motion.

Upon a roll call, the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion, as amended, passes by a vote of 9 to 0.

F. P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C.: A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 19.8 acre tract of land located south of Interstate 40, north of Chesterfield Airport Road, west of Long Road and east of Goddard.

Proposed Uses:

- Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- Business, professional, and technical training schools;
- Business service establishments;

- Cafeterias for employees and guest only;
- Child care centers, nursery schools, and day nurseries;
- Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses;
- Financial institutions;
- Manufacturing, fabrication, assembly, processing, or packaging of any commodity, except:
  - (i) Facilities producing or processing explosives or flammable gases or liquids;
  - (ii) Facilities for animal slaughtering, meat packing, or rendering;
  - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and;
  - (iv) Steel mills, foundries, or smelters.
- Medical and dental offices;
- Offices or office buildings;
- Outpatient substance abuse treatment facilities;
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- Printing and duplicating services;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

Project Planner Matt Brandmeyer gave an overview of P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C..

Commissioner Kodner made a motion to approve P.Z. 12-2000 Kramer Assets Group, L.L.C. and Kramer Properties, L.L.C. The motion was seconded by Commissioner Right.

Upon a roll call, the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

G. P.Z. 38-2000 Waller-Hoch Corp. Park; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 9.5 acres of land located north of Chesterfield Airport Road, across from the intersection at Spirit Drive and Chesterfield Airport Road.

Primary Uses

- (j) Business professional, and technical training schools.

- (k) Business service establishments.
  - (q) Financial Institutions.
  - (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except;
    - (i) Facilities producing or processing explosives or flammable gases or liquids.
    - (ii) Facilities for annual slaughtering, meat packing, or rendering;
    - (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
    - (iv) Steel mills, foundries, or smelters.
    - (ff) Medical and dental offices.
    - (jj) Offices or office buildings.
    - (kk) Outpatient substance abuse treatment facilities.
    - (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
    - (oo) Printing and duplicating services.
    - (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters and other indoor athletic facilities (including indoor soccer facilities) (excluding golf courses, golf practice driving ranges).
    - (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
    - (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises. Note: This use shall be limited to the existing convenience store.
    - (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.
- Ancillary Uses
- (g) Automatic vending facilities for:
    - (i) Ice and solid carbon dioxide (dry ice);
    - (ii) Beverages;
    - (iii) Confections.
  - (l) Cafeterias for employees and guests only.
  - (m) Childcare centers, nursery schools, and day nurseries.
  - (p) Dwelling lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
  - (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

Project Planner Matt Brandmeyer gave an overview of P.Z. 38-2000 Waller-Hoch Corp. Park.

Commissioner Macaluso made a motion to approve P.Z. 38-2000 Waller-Hoch Corp. Park. The motion was seconded by Commissioner Layton.

Upon a roll call, the vote was as follows: Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

H. P.Z. 43-2000 Burgundy Arrow; a request for a change in zoning from a "M-3" Planned Industrial District to a "PI" Planned Industrial District for 7 acres of land located at the southwest corner of Public Works Drive and Chesterfield Airport Road.

Permitted uses:

- (b) Animal hospitals, veterinary clinics, and kennels.
- (d) Apartment dwelling units in buildings primarily designated for occupancy by one or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of eight hundred (800) square feet of contiguous open space for the dwelling unit, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.
- (e) Arenas and stadiums.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (h) Broadcasting studios for radio and television.
  - (i) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- (j) Business, professional, and technical training schools.
- (k) Business service establishments.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nursery schools, and day nurseries.
- (n) Churches shall be allowed on tracts of land of at least one acre in area.
- (p) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
- (q) Financial institutions.

- (s) Extraction of raw materials from the earth and processing thereof.
- (u) Filling stations, including emergency towing and repair services.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (w) Harbors, marinas, and docks for water-borne vehicles, including storage and charter of boats, on land or in the water, repair facilities for boats, and sale of fuel and other supplies for marine use.
- (y) Hotels and motels.
- (aa) Junk yards and salvage yards. A ten-foot high sight-proof fence shall be provided along all limits of the property.
- (bb) Laundries and dry cleaning plants, which include dry cleaning drop-off and pick-up stations.
- (cc) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
  - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
  - (ii) Placed underground; or
  - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
- (dd) Mail order sale warehouses.
- (ee) Manufacturing, fabrication and processing of flammable gases, liquids, and explosives.
- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

- (i) Facilities producing or processing explosives or flammable gases or liquids;
- (ii) Facilities for animal slaughtering, meat packing, or rendering;
- (iii) Sulphur plants, rubber reclamation plants, or cement plants, and
- (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (hh) Mortuaries.
- (ii) Offices or office buildings.
- (jj) Outdoor advertising sign (additional to provisions of Section 1003.168.).
- (kk) Outpatient substance abuse treatment facilities.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- (mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
- (nn) Police, fire, and postal stations.
- (oo) Printing and duplicating services.

- (pp) Public utility facilities.
- (qq) Radio, television, and communication studios, transmitting or relay towers, antennae, and other such facilities no greater in height than two hundred (200) feet above the average ground elevation at the perimeter of such structure.
- (rr) Radio, television, and communication studios, transmitting or relay towers, antennae, or other such facilities greater in height than two hundred (200) feet above the average finished ground elevation at the perimeter of such structure.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
- (uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (xx) Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (yy) Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
- (zz) Sales yards operated for a charitable purpose by a church, school, or other not-for-profit organization.
- (bbb) Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training.
- (ccc) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (ddd) Sewage treatment facilities, as approved by the appropriate regulatory agency.
- (eee) Permitted signs (See Section 1003.168 'Sign Regulations').
- (fff) Steel mills, foundries, and smelters.
- (ggg) Storage and repair garages for public mass transit vehicles.
- (hhh) Storage yards for lumber, coal, and construction materials.
- (iii) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
- (kkk) Terminals for buses and other public mass transit vehicles.
- (lll) Terminals for trucks, buses, railroads, and watercraft.
- (mmm) Towed vehicle storage yards, wherein no individual vehicle may be stored for a period exceeding ninety (90) days, and involving no auto repair and no salvage or sale of automobile parts. A ten-foot high sight-proof fence shall be provided along all limits of the property.
- (nnn) Union halls and hiring halls.
- (ooo) Vehicle repair facilities.
- (ppp) Vehicle service centers.

- (qqq) Vehicle washing facilities.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.
- (sss) Welding, sheet metal, and blacksmith shops.
- (ttt) Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

Project Planner Matt Brandmeyer gave an overview of P.Z. 43-2000 Burgundy Arrow and stated that the petitioner has removed 21 of the uses.

The Planning Commission asked Staff to add the uses 'u' and 'rr' to the list of issues to be addressed.

Chairman Broemmer stated that P.Z. 43-2000 Burgundy Arrow would be held until all agency comments are received and issues are addressed.

I. P.Z. 33-2000 Danna Development, L.L.C.; a request for a change of zoning from a "M-3" Planned Industrial District to a "P-I" Planned Industrial District for 21.6 acres of land located north of Chesterfield Airport Road, west of Cepi Drive, and east of Goddard Avenue. (Locator Number 17V61-0039).

Proposed Uses:

A. Primary Uses

(j) Business, professional, and technical training schools.

(k) Business service establishments.

(q) Financial institutions.

(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except;

(i) Facilities producing or processing explosives or flammable gases or liquids.

(ii) Facilities for annual slaughtering, meat packing, or rendering;

(iii) Sulphur plants, rubber reclamation plants, or cement plants, and

(iv) Steel mills, foundries, or smelters.

(gg) Medical and dental offices.

(jj) Offices or office buildings.

(kk) Outpatient substance abuse treatment facilities.

(mm) Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

(oo) Printing and duplicating services

(uu) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

(rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids.

B. Ancillary Uses

(g) Automatic vending facilities for:

- (i) Ice and solid carbon dioxide (dry ice);
- (ii) Beverages;
- (iii) Confections.
- (l) Cafeterias for employees and guests only.
- (m) Child care centers, nurse schools, and day nurseries.
- (p) Dwelling or lodging units, only for watchmen, caretakers, or other personnel whose residence on the premises is essential to the operation of a permitted use or uses.
- (ll) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

Project Planner Matt Brandmeyer gave an overview of P.Z. 33-2000 Danna Development, L.L.C. Mr. Brandmeyer stated that the issue was whether the access is temporary or permanent. The Planning Department agrees with temporary access and not permanent. Mr. Brandmeyer stated that it was the understanding of the Planning Department that the Department of Public Works was neutral on this issue so the Planning Department would be neutral. Mr. Brandmeyer stated that today the Department of Public Works said that they did not support permanent access. Mr. Brandmeyer stated that as currently written, Attachment A states that, once another route is available, the curb cut will be restricted to right in/right out access only.

Commissioner Nolen clarified that the Commission would need to amend Attachment A if they support the recommendation of the Department of Public Works.

Mr. Brandmeyer stated that if permanent access is not granted, one portion of the development will only have access points off the proposed Lipton Parkway. Mr. Brandmeyer stated that by not making the access permanent, there is one less curb cut on Chesterfield Airport Road.

Mr. Brandmeyer stated that Attachment A, as presented, and the memo from Mr. Geisel, Director of Public Works, dated December 4, 2000, are in opposition to each other.

Director of Planning Teresa Price stated that the Planning Department was under the understanding that the Department of Public Works was neutral concerning the access.

Ms. Price stated that Mr. Geisel does not want access onto Chesterfield Airport Road and said that is what his December 4, 2000 memo stated.

Ms. Price stated that the issue is the number of curb cuts along Chesterfield Airport Road in addition to the granting of individual parcels access to Chesterfield Airport Road from these individual developments.

Commissioner Layton made a motion to suspend the rules and allow the petitioner five (5) minutes to address the Planning Commission concerning the access. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

Mr. Doster stated that he did not think that the December 4, 2000 memorandum from Mr. Geisel was adamant opposition to a right in/right out. Mr. Doster read it as a preference. Mr. Doster stated that right in/right out does not present the kind of safety and interference movements that full access does.

Mr. Doster asked the Planning Commission to give a positive recommendation on the rezoning and not make a recommendation on the access, but note that Staff changed it recommendation and have the Planning and Zoning Committee readdress the access issue.

Mr. Stock stated that he was surprised at the change to a neutral position by the Department of Public Works. Mr. Stock stated that the current plan is dated December 21, 2000, revised specifically to Mr. Geisel's position which was neutral.

Mr. John Ross, Summit Development Company, stated that the front of the building was designed for access to Chesterfield Airport Road.

Commissioner Layton made a motion to approve P.Z. 33-2000 Danna Development, L.L.C. per Attachment A by the Planning Department. The motion was seconded by Commissioner Kodner.

Commissioner Nolen made an amendment to the motion to approve P.Z. 33-2000 Danna Development, L.L.C. to support the recommendation of both The Planning Department and the Department of Public Works that there not be permanent access on Chesterfield Airport Road. The amendment to the motion was seconded by Commissioner Banks.

City Attorney Doug Beach stated that the language recommended by Kimberly McMahan, Civil Engineer, Department of Public Works is: "No direct access shall be permitted to Chesterfield Airport Road. The City of Chesterfield may, at its discretion, allow a temporary defeasible access point at Chesterfield Airport Road, which must be removed by the property owner(s) at their own expense within six months of written notice by the City of Chesterfield." This wording would replace wording in Attachment A, page 7, VII. SPECIFIC CRITERIA, A. 4. Access, a.

Commissioner Nolen and Commissioner Banks accepted the above language in their amendment to the motion.

Upon a roll call, the vote was as follows: Commissioner Nolen, yes; Commissioner Right, no; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner

Banks, yes; Commissioner Kodner, no; Commissioner Layton, no; Commissioner Macaluso, no; Chairman Broemmer, yes.

The amendment to the motion passes by a vote of 5 to 4.

The Planning Commission voted on the motion, as amended: Commissioner Layton made a motion to approve P.Z. 33-2000 Danna Development, L.L.C. per Attachment A by the Planning Department. The motion was seconded by Commissioner Kodner.

Upon a roll call, the vote was as follows: Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Chairman Broemmer, yes.

The motion, as amended, passes by a vote of 9 to 0.

X. COMMITTEE REPORTS:

- A. Committee of the Whole –
- B. Ordinance Review Committee –
- C. Architectural Review Committee –
- D. Site Plan/Landscape Committee –

Chair Broemmer stated that Vice Chair Banks will become the rotating chair for the fourth Monday Meeting of Site Plan Committee of Planning Commission through March.

Chair Broemmer stated that he, Vice Chair Banks, Commissioner Kodner and Commissioner Right are members of the Landscape Committee.

Commissioner Right stated that the next Landscape Committee Meeting would be Thursday, January 25, 2001 at 10:00 a.m. in Conference Room A at City Hall.

E. Comprehensive Plan Committee

Ms. Price stated that she would be contacting members of this committee for a meeting.

- F. Procedures and Planning Committee
- G. Architectural Review Board Update

There was a unanimous motion to adjourn the meeting at 9:30 p.m.

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Victoria Sherman, Secretary