

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 22, 2007**

The meeting was called to order at 7:10 p.m.

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Gene Schenberg
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. David Asmus
Ms. Wendy Geckeler

Mayor John Nations
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Mr. Mike Geisel, Acting Director of Planning
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Jennifer Yackley, Project Planner
Ms. Mary Ann Madden, Planning Assistant

II. INVOCATION: Commissioner Broemmer

III. PLEDGE OF ALLEGIANCE – All

Chair Hirsch acknowledged the attendance of Mayor John Nations and City Administrator Mike Herring.

PUBLIC HEARINGS – Commissioner O'Connor read the “Opening Comments” for the Public Hearing.

- A. P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road):** A request for a change of zoning from “M3” Planned Industrial to “PI” Planned Industrial District for 23.45 acre tract of land located north of Chesterfield Airport Road, east of Goddard (17V520071)

Ms. Aimee Nassif, Senior Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- The property at 17909 Chesterfield Airport Road is not part of this rezoning request.
- The subject site is surrounded by “Planned Industrial”, “M3” (Spirit of St. Louis Airport) and Planned Commercial (Chesterfield Airport Commerce Park).
- Uses being requested for Sentrus Place are:
 - (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 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.
 - (ii) Office or Office Buildings.
 - (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.
 - (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.
 - (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.
 - (rrr) Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives, or flammable gases and liquids. (excluding 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.
- The Comprehensive Plan shows this area designated as an Office Park.
- Staff is working with the Petitioner to amend the requested list of uses to more accurately reflect an Office Park.
- The Comprehensive Plan describes an Office Park as low-density or mid-density office development and limited retail.
- Staff is working with the Petitioner to possibly:
 - restrict the number of certain uses;
 - remove some of the uses; and
 - have a percentage of the development be for offices and office buildings.
- Development Process for the Subject Petition:
 A change of zoning request to any planned district is regulated under Section 1003.178 of the City of Chesterfield Zoning Ordinance. The Zoning Ordinance requires the following items to be shown on a preliminary plan:
 - Conceptual location of buildings.
 - Cross Section.
 - Existing and proposed contours.
 - Proposed ingress and egress.
 - Plans for sanitation and drainage facilities.
 Petitioner has complied with the preliminary plan requirements.
- The Public Hearing and Issues Meeting will be held together. The Draft Attachment A and Issues Report have been prepared.
- Also in for review at this time are the Site Development Concept Plan and Section Plan for proposed Lot 4. These plans will be going to the Architectural Review Board in February; and then for review before the Commission simultaneously with the vote for the rezoning.

PETITIONER’S PRESENTATION:

1. Mr. Mike Doster, Attorney for the Petitioner, 17107 Chesterfield Airport Road, Chesterfield, Mo stated the following:
 - Sentrus is currently located in the Valley and desires to relocate.
 - Sentrus is a defense contractor and is subject to secrecy agreements. They produce high-technology solutions used in Iraq and in the Department of Homeland Security.
 - Sentrus has contractual commitments to the Department of Defense and to Homeland Security, which are very time-sensitive. The contract requires specific facility specifications that can only be met in a new facility.
 - The timeline requires that Sentrus be within its new facility within a year.
 - They are requesting a parallel process whereby the zoning, concept plan, and site section plan would all be reviewed simultaneously. The site section plan is for the proposed building – a 75,000 sq. ft. Class A office

- building. The lower levels of the building will include facilities for research and development activities, which will not involve the manufacture or processing of explosives.
- They have reviewed the list of uses and are prepared to limit “fast food” by eliminating “drive-thru”. They would also agree to limit the restaurant and retail uses to the four lots to the southernmost part of the site along Chesterfield Airport Road. The northern part of the site includes the proposed 75,000 sq. ft. office building.
 - The site would include a limited prototype storage requirement for an explosive device. The explosive device is not manufactured or processed on the premises. It would be stored in a bunker-type facility that is strictly regulated by the Department of Alcohol, Tobacco, Firearms, and Explosives. These regulations can be shared with the Commission to assure that ultimate protection is being provided. This is not a large inventory – they are prototype devices for display purposes.
2. Mr. Richard Weinstein, President and CEO of Sentrus, 141 Chesterfield Industrial Blvd., Chesterfield, MO stated the following:
- Sentrus manufactures a technology that is used in life-saving measures on the intelligence side to assist the country’s soldiers all over the world, as well as other national security-type instances.
 - They would like to continue expanding their technology and their high-tech business in the Valley at the subject site.
3. Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO stated the following:
- The site is a 23.45-acre lot. The City’s cooperation with the forward funding agreement had put in the infrastructure, which included water, sewer and roads up to the subject site’s east property line.
 - They are carrying out the Master Concept Plan, which is a linkage of roads and common infrastructure to allow the development.
 - Long Road Crossing will be extended west and will intersect the northward extension of Cepi.
 - They propose to divide the 23.45 acres into nine lots ranging in size from just over one acre to 5.33 acres. The 5.33 acres is known as Lot 4, located in the northeast corner, and is the site for the Sentrus development.
 - The proposed building is 75,000 sq. ft. excluding the basement. Partial underground parking is being incorporated, which will result in a slight modification to the west elevation of the building. The drawings are being updated and will be submitted in the near future.
 - The plan provides for 204 parking spaces, which is consistent with this type of facility.
 - The shown loop road is a condition of the Fire Marshall, which will be gated at the cul-de-sac and at the southeast end of the parking lot.

- Utilities to serve the building will be extended from Long Road Crossing Drive.
- The Concept Plan shows what could potentially be built on the other lots, which will be subject to individual site development section plan reviews.
- Portions of the Storm Water Master Plan had been implemented with the developments to the east. There is a master drainage ditch that was constructed along the northerly property line parallel to Highway 40. This development will complete the overall storm water improvements along the west line.
- The architect is currently working on the building design and elevations. The landscape plan is also being developed.

Mr. Doster and Mr. Weinstein responded to questions from the Commission as follows:

- **Regarding the prototype explosive devices:** There will be a limited number of prototype devices that have explosives assembled into them. They are used for exhibition purposes for the company's customers. They will be stored in a bunker designed pursuant to governmental regulations. The bunker will be concrete and steel with a locked steel door. The bunker is on-site but is not part of the office building. The bunker will be located between the building and the parking lot. It was clarified that the prototype devices would be built on site. The devices are shells with a small charge within it. Any production for manufacturing of the devices, or of raw explosives, will not take place on the premises. The blast radius of the devices will be confined to the size of the bunker; however, there is no intention of setting off any of the prototype devices.
- **Regarding security of the site:** The site will be gated with 24-hour guarding. For aesthetic purposes, the site will utilize underground hydraulically-activated concrete bollards, which will be lit after dark. The gates will not be fencing – they also will be bollards. The site will use electronic devices in the ground for detection purposes. A stand-by generator and back-up power will be utilized in the case of a power outage.
- **Regarding language for storage of the prototype devices:** Chair Hirsch noted that the petitioner will need to work with Staff to develop appropriate language in the Attachment A to allow for the storage of the prototype devices in a bunker.
- **Regarding the issue of Office Park vs. straight PI zoning:** They have suggested eliminating the drive-thru for fast food restaurants and confining restaurants and retail uses to the four lots on the southern portion of the site.
- **Regarding a helipad on site:** There are no plans to have a helipad on the site.
- **Regarding the size of the building:** The building is more than adequate in size for the needs of the company on a long-term basis.

Commissioner O'Connor thanked Sentrus and City staff for working together in getting the project moved forward to meet the petitioner's time constraints.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL:

1. Mr. Jim Klingler, Chisum Properties, 640 Cepi Drive, Chesterfield, MO stated the following:
 - He and two partners own the building at 640 Cepi Drive, which is across from the proposed development.
 - He has concern about what uses may be permitted in the Planned Industrial zoning designation.
 - He has no opposition to the proposed 5 acres being developed for Sentrus but has concern about what may be allowed on the remainder of the site. He would prefer to see the site rezoned parcel-by-parcel.
 - He would like to see the use of "manufacturing" excluded.
 - He would have concern if additional bunkers and storage of the prototype devices are proposed.

2. Mr. Pete Danna, 1941 Chermoore Court, Chesterfield, MO stated the following:
 - He owns the property to the east of the subject site – the Chesterfield Exchange property.
 - He is in agreement with the entire development but has concern about the use of "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". He does not feel this use is appropriate for this particular area.

REBUTTAL:

1. Mr. Mike Doster stated the following:
 - Nearly all the developments along the stretch of property from Long Road through the subject site have been developed in the same manner with a Planned District and footprints shown, but not necessarily intended to be built.
 - They are seeking approval of uses, which they do not feel are incompatible with the other uses along this stretch of land.
 - A Site Section Plan will be presented for all the lots as they come forward.
 - They will review the list of uses with Staff to determine if any can be limited or deleted.

ISSUES:

1. Limitation and restriction of some of the proposed uses. Review the following specific uses to determine if they can be limited or removed:
 - Manufacturing
 - 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.
 - Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
2. Are the proposed uses in compliance with the Comprehensive Plan?
3. Propose specific language for the Attachment A regarding the storage of hazardous materials.

Commissioner Banks reported that he and Chair Hirsch had met previously with Mr. Weinstein and some of the development team regarding the timeline of the project.

Commissioner O'Connor read the Closing Comments for Public Hearing P.Z. 01-2007 Sentrus (17947 Chesterfield Airport Road).

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the minutes of the January 8, 2007 Planning Commission Meeting. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 5 to 0 with two abstentions from Commissioners Sherman and Schenberg, who were not in attendance at the January 8th meeting.**

VI. PUBLIC COMMENT

RE: P.Z. 5-2005 Winter Wheat Place (Dollar Building Company)

Petitioner:

1. Mr. Mike Doster, 17107 Chesterfield Airport Road, Chesterfield, MO stated the following:
 - They request that the Planning Commission vote on this petition this evening.
 - They feel that Winter Wheat Place is similar to the Mayer Manors development recently approved by the Planning Commission.
 - Winter Wheat Place is a three-lot development vs. four lots in the Mayer Manors development.
 - The lot sizes for Winter Wheat Place are 1.30 acres for two lots and 1.40 acres for one lot.

- They feel they should be measured against the subdivisions of Bentley Place and Country Place. The density of the subject development compares very favorably with these two subdivisions.
- The property of Winter Wheat Place is not part of any platted subdivision or subject to any indentures.

Chair Hirsch reported that the Planning & Zoning Committee has recommended to City Council that the E-1 Acre zoning for Mayer Manors be denied and that the property be developed under either LLR or E-2 Acre zoning. He asked Mr. Doster for his response in the event that the E-1 Acre zoning is denied by City Council for the Mayer Manors development.

Mr. Doster replied that he did not feel that the Planning Commission's decision should be based on action taken by City Council. From a planning perspective, he felt that Winter Wheat is similar to Bentley Place and Country Place; and is not incompatible to the larger lots further to the south. The Petitioner has made an effort to insure that Winter Wheat Place has large lots and that the tree stand to the rear of the lot would be maintained to offer buffering between Winter Wheat and the properties to the south.

RE: P.Z. 17-2006 13506 Olive (Spirit Energy)

Petitioner:

1. Mr. Jay Chambers, Spirit Energy, LLC, 50 S. Bemiston, Clayton, MO stated the following:
 - The surrounding properties of the subject site are all zoned C2. They are requesting a zoning of Planned Commercial for a retail space.
 - They have worked closely with both the Planning Department and MoDOT in addressing any concerns.
 - The site currently has 0% green space; they have increased it to 17%. The site is very small – a little less than one-third of an acre, which makes it difficult to develop.
 - Ingress and egress issues have been brought to their attention. They have not been able to gain cross access with the surrounding property. There are medians on both Olive and 141, which prevent motorists from making left turns into or out of the development. Both ingress and egress are already restricted to right turns in and out. The ingress/egress areas have been moved to the farthest edges of the property on each road.
 - They have put in fencing at the request of the Planning Department.

Regarding the fence, it was noted that the fence is shown on the Preliminary Site Plan but has not been written into the Attachment A.

Discussion was held on the Traffic Study and the number of cars that could be queued up. Mr. Mike Geisel, Acting Director of Planning, stated that the Traffic Study indicates that eight cars can queue up on Olive Boulevard eastbound

before it blocks the entrance into the site. The Traffic Study also states that since the intersection already operates at a Level of Service “F”, cars will already be sitting there, which would allow them to turn into the site.

The average delay during the peak hour is 111 seconds, which would be in excess of eight vehicles. The supposition is that any vehicle lined up behind the eight vehicles and which turns into the site, allows the remaining vehicles to move forward.

Regarding cars that are leaving the site by making a right-hand turn onto Olive, Mr. Geisel stated that these vehicles will have to wait for a gap in the traffic or for a motorist to allow them out of the site. It is anticipated that these traffic back-ups will be an issue during the morning peak time Monday-Friday; but it is expected that there will still be back-ups during other portions of the day but to a lesser degree.

Mr. Chambers stated that the traffic numbers were generated for this site with this specific business in mind. The Traffic Study used the worst case scenario but it does not necessarily mean that the projected numbers will be reached.

RE: P.Z. 25-2006 Simply Storage (OB Development, LLC)

Petitioner:

1. Mr. Steven W. Polk, Zavradinos & Polk, 17813 Edison Avenue, Ste. 201, Chesterfield, MO gave a PowerPoint Presentation comparing the proposed Simply Storage building to the Gundaker Building:

Simply Storage:

180' Wide
44'3" to the basic parapet
52'3" to the top of the peak
of the parapet wall

Gundaker Building:

180' Wide
47' to the top of the parapet wall

- Because of the proposed drive-thru bay in the center, a high ceiling is required, which increases the ceiling height of the second floor elevation – giving almost 20' in bay height in the front of the building for the retail space.
- Because of the increased ceiling height, a fourth floor can be added to the rear of the building without increasing the height of the building.
- They have reviewed the open space and floor area ratio calculations and they feel the calculations are correct.

Responding to questions from the Commission, Mr. Polk stated the following:

- **Regarding management of the site:** The site will not have a manager who lives on-site. Access to the facility will be a keypad security-type system so customers will be able to access the site on a 24-hour basis. The retail space on the first floor will have an employee during typical retail hours.
- **Regarding the depth of the building compared to the Gundaker Building:** The Simply Storage Building is a little deeper than the Gundaker Building, but not significantly. Simply Storage is 180' deep; Gundaker is approximately 140' deep.
- **Regarding trucks parked on-site:** Trucks will be parked only on a temporary basis while customers are loading or unloading. From time to time, there may be an over-the-road truck for a family moving into the area. The truck will unload the furnishings and then leave.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **17 West Drive:** Barn addition behind an existing home zoned "NU" Non-Urban located at 17 West Drive in the Arrowhead West Subdivision.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the barn addition, which includes the drive and revisions to the retaining wall; and noting that the approval does not include the garage or asphalt turn-around. The motion was seconded by Commissioner Banks and passed by a voice vote of 7 to 0.

- B. **Spirit West Industrial Park (Crown Industrial Park Plat 8 Lot B) Amended Site Development Section Plan:** An Amended Site Development Section Plan and request for freestanding signage for Spirit West Industrial Park sited on a 6.32 acre parcel zoned "M-3" Planned Industrial District, located on the north side of Edison Road and west of Goddard Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan and the request for freestanding signage with changes to the Landscape Plan as approved by Staff. The motion was seconded by Commissioner Schenberg and **passed by a voice vote of 7 to 0.**

- C. **Villas at Westmeade (Baxter Crossing, Lot 5) Amended Record Plat:** Amended Record Plat for an 11.795 acre parcel zoned "R-2/R-5/R-8" Planned Environmental Unit (PEU) located south of Baxter Road, north of Wilson Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Record Plat conditional on the approval of Council of the vacation of subdivision for Lots 2-33. The motion was seconded by Commissioner Perantoni and **passed by a voice vote of 7 to 0**.

VIII. OLD BUSINESS

- A. **P.Z. 5-2005 Winter Wheat Place (Dollar Building Company):** A request for a change of zoning from "NU" Non-Urban District to E-One Acre for a 4.0 acre tract of land located on Winter Wheat Road, 3000 feet southeast of the intersection of Wild Horse Creek Road and Long Road. (18U220092)

Ms. Annissa McCaskill-Clay, Assistant Director of Planning, noted that the Meeting Packet included an aerial layout showing the road systems that would service the subject area.

Chair Hirsch stated that during the Work Session, the road system was discussed. Public Works has indicated that any development in this area will require improvement to the roads to City standards.

Commissioner Banks asked for Staff's position on whether "LLR" zoning is appropriate for the subject site. Ms. McCaskill-Clay stated that when reviewing the subject area, the existing properties further south of the subject site are zoned "NU" and maintain three acres. Other neighboring subdivisions have one-acre zoning designations. Staff's Report does not provide a recommendation as to whether or not "LLR" is appropriate for the subject site.

Chair Hirsch pointed out that "LLR" is a straight zoning with a minimum of three acre lots whereas the Estate Districts are all Planned Districts.

Commissioner Schenberg made a motion to approve P.Z. 5-2005 Winter Wheat Place (Dollar Building Company). The motion was seconded by Commissioner Banks.

Upon roll call, the vote was as follows:

Aye: Commissioner Broemmer, Commissioner O'Connor, Commissioner Schenberg, Commissioner Sherman, Commissioner Banks, Chairman Hirsch

Nay: Commissioner Perantoni,

The motion passed by a vote of 6 to 1.

B. P.Z. 17-2006 13506 Olive (Spirit Energy): A request for a change of zoning from a "C2" Commercial District to a "PC" Planned Commercial District for a .31 acre tract of land located at 13506 Olive Blvd. at the southwest corner of Olive Blvd and Woods Mill Road.

Project Planner Jennifer Yackley outlined the open issues as follows:

- Open Space Requirement: Ordinance 1747 requires 40% open space; the proposed Preliminary Plan shows 17% open space. Staff requests that the Planning Commission amend the Attachment A to allow for 17% open space on the subject site. It was noted that the site is only .3 acres. Requiring 40% open space, would mean that 5,410 sq. ft. of the site would have to be open space. The surrounding developments do not have open space requirements because they were zoned "C2" under St. Louis County. The neighboring "PC" District across the street (Dairy Queen) is .25 acres with an open space requirement of 13%. The Four Seasons development to the west of the subject site has a 9% open space requirement. Both the Dierberg's property and The Forum Center have no landscape requirements.
- Parking Regulations: The proposed Preliminary Plan does not currently meet the parking regulations for a restaurant use. The Attachment A requires that any development on the subject site must adhere to the City's parking regulations. During the Site Plan review, the Developer would have to meet the parking requirements.
- Adherence to the Access Management Guidelines: The proposed Preliminary Plan is deficient regarding the City's access Management Ordinance. The Attachment A requires the Developer to adhere to both the City's and MoDOT's Access Management Guidelines.

Responding to questions from the Commission, Staff replied as follows:

- **Regarding Public Work's willingness to reduce the required length of the driveway throat for the entrance onto Woodsmill Road from 80 feet to 45 feet:** Mr. Geisel stated that the governing Ordinance allows for some discretion to the City Engineer. In this case, there were multiple considerations given to the site as it currently exists; to the future configuration of Woodsmill Road as 141 is moved; and the distance from the intersection. The Department of Public Works is willing to allow a reduction in the required length of the driveway throat to 45 feet, which is the minimum distance allowable for collector streets. The proposed length of 22 feet is wholly unacceptable. Currently, the Attachment A requires an 80-foot length.

If the petition is approved with the required 80-foot length, the Developer could address the requirement by (1) redesigning the site; (2) appealing the decision of the City Engineer to the Public Works Board of Variance; or (3) redesigning the site so that it is a right-out only.

- **Regarding the development of Highway 141 and how it will affect the intersection at Olive and 141 with respect to left-hand turns:** It is assumed that the amount of left-hand turns will be reduced.
- **Regarding the proposed rezoning request and the Attachment A:** Ms. Yackley stated that the Attachment A lists all of the requirements necessary to develop on this site. If this rezoning is approved, the Developer could submit a new Site Plan that would adhere to the Attachment A requirements. It was noted that the presented Preliminary Plan does not meet all the requirements of the Attachment A. It was clarified that the approval of the rezoning would not include approval of the ingress/egress – this would be addressed at the Site Plan stage.

Commissioner Broemmer stated that to enter the site, motorists would use a right-turn lane on the corner, which starts near the median. This right-turn lane area gets backed up beyond where the right-turn lane begins. When the cars are going east, there is a long left-hand turn signal and the traffic going eastbound backs up considerably. He expressed concern about motorists trying to enter or leave the subject site during these traffic back-up periods.

Commissioner Schenberg made a motion to amend Section I.D.3.a of the Attachment A regarding open space as follows: (changes in red)

A minimum of ~~forty percent (40%)~~ **seventeen (17%) open space is required for this development.**

The motion was seconded by Commissioner Banks. Chair Hirsch stated that approval of the motion will require six affirmative votes from the Commission.

Commissioner Broemmer expressed concern about having the site developed with something larger than what may be appropriate for the size of the site resulting in less open space. He felt this could set a precedent for other properties in the area.

Commissioner Sherman pointed out that the subject site currently has 0% open space and felt that the site would be improved with the 17% open space. If other sites come in for development, the Commission would review each site to determine what is most appropriate with respect to open space.

Commissioner Schenberg noted that the neighboring sites have less open space than 17%.

Upon roll call, the vote was as follows:

Aye: Commissioner O'Connor, Commissioner Perantoni, Commissioner Schenberg, Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Chairman Hirsch

Nay: None

The motion passed by a vote of 7 to 0.

Commissioner Schenberg made a motion to approve P.Z. 17-2006 13506 Olive (Spirit Energy). The motion was seconded by Commissioner Perantoni.

Commissioner Banks felt that the uses being requested for this site are inappropriate – specifically uses for restaurants and drive-thrus. He noted that a restaurant use would require more parking and a drive-thru raises issues of traffic back-ups. He stated that a use such as shops or small office would not have the issues with parking and drive-thru concerns. He does not have a problem with the rezoning request but has a concern about the restaurant uses being requested because of the problems they would raise on this particular parcel.

Upon roll call, the vote to approve was as follows:

Aye: Commissioner Perantoni, Commissioner Schenberg,

Nay: Commissioner Sherman, Commissioner Banks, Commissioner Broemmer, Commissioner O'Connor, Chairman Hirsch

The motion failed by a vote of 2 to 5.

- C. **P.Z. 25-2006 Simply Storage (OB Development, LLC)**: A request for a change of zoning from a Non-Urban “NU” to a Planned Industrial “PI” for an approximately 2.3 acre tract of land located at 17555 and 17551 Chesterfield Airport Road east of the intersection of Long Road and Chesterfield Airport Road.

Project Planner Jennifer Yackley noted the following outstanding issue:

- **Setback for Internal Drives:** The proposed Preliminary Plan does not meet the internal drive parking setbacks as written in the Attachment A. The Attachment A requires a 37’ setback as required by the Zoning Ordinance. This setback would be reviewed at the Site Plan stage.

Responding to questions from the Commission, Ms. Yackley stated the following:

- **Regarding how the height of the building is measured:** The Attachment A is written to the highest point of the building stating that the building has a maximum building height of 53 feet. The way the Attachment A is written, the developer could build a 53’ high flat-roof structure, which could make the building denser. The Planning Commission could amend the Attachment A to limit the height of the roofline to 45’ with an allowance for architectural features above the roofline.
- **Regarding the distance of the proposed building from Chesterfield Airport Road compared to the distance of the Gundaker Building from Long Road and Chesterfield Airport Road:** The Gundaker Building, as built, is 145’ from Chesterfield Airport Road – their Attachment A allows the building to be 30’ from Chesterfield Airport Road. The Preliminary Plan for Simply Storage shows its building to be 115’ from Chesterfield Airport Road. Staff did not have measurements for the distance from Long Road. The Gundaker Building fronts on Chesterfield Airport Road but does not have access onto Airport Road. There are no other buildings between it and the Airport Road.

Commissioner Sherman made a motion to approve P.Z. 25-2006 Simply Storage (OB Development, LLC) with the following amendment to Section I.D.2.a. of the Attachment A. (changes in red)

The maximum height of the **building roofline**, exclusive of roof screening, shall not exceed ~~twenty-one (21)~~ **forty-five (45)** feet. **Architectural features may go up to fifty-three (53) feet.**

The motion was seconded by Commissioner O’Connor.

Upon roll call, the vote was as follows:

Aye: Commissioner Schenberg, Commissioner Sherman,
Commissioner Broemmer, Commissioner O'Connor

Nay: Commissioner Banks, Commissioner Perantoni,
Chairman Hirsch

The motion **failed** by a vote of 4 to 3. City Attorney Heggie stated that five affirmative votes were needed for a positive recommendation to Council.

IX. NEW BUSINESS

- A. **P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)**: A request for an amendment to City of Chesterfield Ordinance 2099 to allow for two additional proposed uses for a 15.01 acre "PC" Planned Commercial District located north of Chesterfield Airport Road and west of Long Road at 91 Long Road, 706 Long Road, 707 Long Road and 750 Long Road. (Locator Numbers 17U410094, 17U410104, 17U410072, and 17U410061).

Chair Hirsch stated that by the next meeting a motion will be drafted that would require the Planning Commission to hold a Public Hearing for all Ordinance Amendments with exceptions as noted by the Commission.

Commissioner Schenberg made a motion to hold a Public Hearing on **P.Z. 4-2007 Butler Investment Partnership, LP (Saturn of West County)**. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 7 to 0**.

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

David Banks, Secretary