

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 23, 2015**

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

I. ROLL CALL

PRESENT

Ms. Wendy Geckeler
Ms. Merrell Hansen
Ms. Fay Heidtbrink
Ms. Laura Lueking
Ms. Debbie Midgley
Ms. Amy Nolan
Mr. Stanley Proctor
Chair Michael Watson

ABSENT

Mr. Steven Wuennenberg

Councilmember Dan Hurt, Council Liaison
City Attorney Rob Heggie
Mr. John Boyer, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Watson acknowledged the attendance of Councilmember Dan Hurt, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING SUMMARY

Commissioner Nolan made a motion to approve the Meeting Summary of the March 9, 2015 Planning Commission Meeting, as corrected on page 7, as noted below: (correction shown in **bold)**

*Commissioner Geckeler asked if the construction road would be an access for the home being built at 1901 Wilson. Mr. Roof said it will be and will also be the permanent access for ~~Lot 4~~ **1901 Wilson** and is located directly across from Chamfers Farm. He added that the access road that surrounded the lake is being demolished to the property line.*

The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0** with 1 abstention from Commissioner Proctor.

VI. PUBLIC COMMENT

A. Chesterfield Outlets (H&M) 3rd AAE

1. Mr. John Eggert, Development Director for the Taubman Company, 200 E. Long Lake Road, Ste. 340, Bloomfield Hills, MI – representing the Petitioner.

Mr. Eggert stated their petition relates to Amended Architectural Elevations for a portion of the shopping center that is now occupied by the H&M store. A number of revisions were made to the plans in response to comments from the Architectural Review Board (ARB). The revised plans were presented to the full ARB earlier this month and a unanimous recommendation for approval was given at that time. Mr. Eggert added that he was available for questions.

B. St. Luke's Hospital

The following individuals, representing the Petitioner, were available for questions regarding the three agenda items related to St. Luke's Hospital.

1. Mr. George Stock, Stock and Associates Consulting Engineers, 257 Chesterfield Business Park, Chesterfield, MO.
2. Mr. Joe Fischer, Stock and Associates Consulting Engineers, 257 Chesterfield Business Park, Chesterfield, MO.
3. Mr. Don Miller, St. Luke's Hospital, 232 S. Woods Mill Road, Chesterfield, MO.

Commissioner Lueking asked if St. Luke's has abandoned Parcel E, the triangular portion of land west of Highway 141. Mr. Miller replied that St. Luke's has not abandoned this parcel of property, but it has not been included as part of the rezoning request or any development request at this time. Mr. John Boyer, Senior Planner for the City, added that any attempt to redevelop the site would require a possible rezoning and amended concept plans and section plans.

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- C. Chesterfield Outlets (H&M) 3rd AAE: Amended Architectural Elevations and Architect's Statement of Design for a 48.625 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Boone's Crossing.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Outlets (H&M) 3rd AAE. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 1 with Commissioner Nolan voting "no".

- D. **St. Luke's Hospital Main Campus 2nd ASDCP**: An Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 55.62 acre tract of land zoned "MU" Medical Use District located northeast of the intersection of Hwy 141 and Conway Rd.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for **St. Luke's Hospital Main Campus**. The motion was seconded by **Commissioner Nolan** and **passed** by a voice vote of 8 to 0.

- E. **St. Luke's Hospital Northwest Campus 2nd ASDCP**: An Amended Site Development Concept Plan, Amended Concept Landscaping Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the 2nd Amended Site Development Concept Plan, Amended Concept Landscaping Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for **St. Luke's Hospital Northwest Campus**. The motion was seconded by **Commissioner Nolan** and **passed** by a voice vote of 8 to 0.

- F. **St. Luke's Hospital Northwest Campus 5th ASDSP**: An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the 5th Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for **St. Luke's Hospital Northwest Campus**. The motion was seconded by **Commissioner Midgley** and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS - None

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Steve Wuennenberg, Secretary