

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
June 10, 2002

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

I. PRESENT

Mr. Fred Broemmer  
Mr. Dan Layton, Jr.  
Ms. Stephanie Macaluso  
Mr. B. G. Wardlaw  
Chairman David Banks  
Mr. Doug Beach, City Attorney  
Mayor John Nations  
Councilmember Mary Brown, Council Liaison  
Ms. Teresa Price, Director of Planning  
Ms. Barbara Weigel, Senior Planner  
Mr. Mike Hurlbert, Project Planner  
Mr. John Wagner, Project Planner  
Ms. Kathy Lone, Planning Assistant

ABSENT

Mr. Mike Kodner  
Ms. Rachel Nolen  
Mr. Jerry Right  
Ms. Victoria Sherman

II. INVOCATION: Chair Banks

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations, Councilmember Bruce Geiger (Ward II), and Council Liaison Mary Brown (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the May 29, 2002 Meeting Minutes. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 5 to 0.

VI. PUBLIC COMMENT -

1. Mr. Mike Doster, Doster, James, L.C.C., 17107 Chesterfield Airport Road, Chesterfield, MO 63005, speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C. and P.Z. 9-2002 THF Chesterfield Two Development (Abichandani Tract);

- Speaker stated that he was present to answer questions;
- Speaker asked the Commission to approve P.Z. 7-2002 Chesterfield Parkway, L.L.C.;
- Speaker stated that the petitioner would accept the recommendations on pages 6 and 7 of the traffic study.

2. Mr. Dean Burns, THF Realty, Inc., 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, speaking in favor of P.Z. 9-2002 THF Chesterfield Two Development (Abichandani Tract);

- Speaker stated that he was present to answer questions.

3. Dr. Vincent D. Perna, 16787 Chesterfield Bluffs Circle, Chesterfield, MO 63005, Trustee for Villas at Chesterfield Bluffs, speaking in opposition to P.Z. 9-2002 THF Chesterfield Two Development (Abichandani Tract);

- Speaker stated that residents of the subdivision are opposed to approval of this petition with a drive-thru restaurant.

4. Mr. Terry Barnes, 3027 Forsyth, St. Louis, MO 63005, speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

- Speaker stated that he was present to answer questions.

5. Mr. Rich Obertino, TR,I Architekts, 8251 Maryland Avenue, St. Louis, MO 63105, speaking in favor of P.Z. 7-2002 Chesterfield Parkway, L.L.C.;

- Speaker stated that he was present to answer questions;
- Speaker stated that Walgreen's has changed their signage from the older Walgreen's and does not have their name in the tower.

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

A. Chesterfield Ridge Subdivision Plat: A plat for a 32 lot subdivision on an 8.4 acre tract of land zoned R-5 located on Clarkson Road, south of Leiman Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Subdivision Plat for Chesterfield Ridge. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 5 to 0.

B. Chesterfield Commons Technology Park, Phase 1: An Amended Site Development Concept for a 17.2 acre tract of land zoned "PI" Planned Industrial District and located south of Chesterfield Airport Road, West of RHL Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Concept Plan for Chesterfield Commons Technology Park, Phase 1. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 5 to 0.

C. Chesterfield Commons Technology Park, Phase 1: An Amended Site Development Section Plan for a 17.2 acre tract of land zoned "PI" Planned Industrial District and located south of Chesterfield Airport Road, West of RHL Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan for Chesterfield Commons Technology Park, Phase 1. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 5 to 0.

D. The Estates at Pacland Place: a Record Plat for a 37.022 acre tract of land zoned "NU" Non-Urban District, located on the west side of Kehrs Mill Road, north of Pacland Ridge Place and south of Countryside Manor Parkway.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Record Plat for The Estates at Pacland Place. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 5 to 0.

## VIII. OLD BUSINESS –

A. P.Z. 7-2002 Chesterfield Parkway, L.L.C.; a request for a change of zoning from an "R3" 10,000 Square-foot Residence District and a "PC" Planned Commercial District to a "PC" Planned Commercial District for 2.08 acres of land located on Chesterfield Parkway East between Swingley Ridge Road and Olive

Boulevard. Locator Numbers: 18S-52-0712 and 18S-24-0333 (“R3”) and 18S-52-0866 and 18S-52-0800 (“PC”)

Proposed Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(q) Film drop-off and pick-up stations.

(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.

Project Planner John Wagner gave an overview of P.Z. 7-2002 Chesterfield Parkway, L.L.C. Mr. Wagner stated that Attachment A does not address the recommendation of the traffic study that the drive be constructed to a width of 38 feet so as to provide two 12-foot outbound lanes (designated left and right turn lanes) and one 14-foot inbound lane.

Commissioner Macaluso made a motion to approve P.Z. 7-2002 Chesterfield Parkway, L.L.C. with the condition that the following from page 6 of the traffic study be added to Attachment A: ‘However, it is recommended that this drive be constructed to a width of 38 feet so as to provide two 12-foot outbound lanes (designated left and right turn lanes) and one 14-foot inbound lane.’ The motion was seconded by Commissioner Broemmer.

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

The motion was approved by a vote of 5 to 0.

B. P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract); a request for a change of zoning from an "M-3" Planned Industrial District to a "PC" Planned Commercial District for 6.085 acres of land located south of Chesterfield Airport Road, west of Baxter Road, and east of THF Boulevard. (Locator Number 17T 14 0055).

Project Planner Mike Hurlbert asked if the Planning Commission had additional issues to be reviewed and addressed for P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract). The Planning Commission did not have additional issues to be reviewed and addressed.

Chairman Banks stated that P.Z. 09-2002 THF Chesterfield Two Development (Abichandani Tract) would be held until all issues were reviewed and addressed.

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

A. Committee of the Whole:

· Election of Officers

Chairman Banks stated that the following slate of officers for the 2002-2003 year was agreed upon at the May 22, 2002 Committee of the Whole Meeting: Victoria Sherman nominated as Chairman, Stephanie Macaluso nominated as Vice-Chairman and Jerry Right nominated as Secretary.

Commissioner Wardlaw made a motion to accept the slate by acclamation. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 5 to 0.

· Comprehensive Plan Update

Senior Planner Barbara Weigel gave an update on the Comprehensive Plan. Ms. Weigel stated that the next Committee of the Whole Meeting would be Wednesday, June 19, 2002 at 6:00 p.m. in the City Council Chambers.

- B. Ordinance Review Committee
- C. Architectural Review Committee
- D. Landscape Committee
- E. Comprehensive Plan Committee
- F. Procedures and Planning Committee
- G. Architectural Review Board Update
- H. Landmarks Preservation Commission

Director of Planning Teresa Price asked the Planning Commission to review the list of Committees for the 2002-2003 year and to let her know which committees the Commission members would like to be a part of.

The meeting was unanimously adjourned at 7:23 p.m.

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Victoria Sherman, Secretary