PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 23, 2010

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

I. ROLL CALL

PRESENT	ABSENT
Mr. David Banks	
Ms. Wendy Geckeler	
Mr. Maurice L. Hirsch, Jr.	
Ms. Amy Nolan	
Mr. Stanley Proctor	
Mr. Robert Puyear	
Mr. Michael Watson	
Chairman G. Elliot Grissom	

Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Annissa McCaskill-Clay, Lead Senior Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Chair Grissom acknowledged the attendance of Councilmember Matt Segal, Council Liaison; Councilmember Bruce Geiger, Ward II; and Councilmember Randy Logan, Ward III.

IV. PUBLIC HEARINGS –

Commissioner Proctor read the "Opening Comments" for the Public Hearing.

A. P.Z. 06-2010 Eberwein Park Development (City of Chesterfield): A request for a change of zoning from "NU" Non-Urban District to a "PS" Park and Scenic District for two tracts of land located at 1627 Old Baxter Road and 1657 Old Baxter Road (19S420547 & 19S420558).

Chair Grissom advised the audience that tonight's public hearing pertains only to the rezoning of the land – the Commission will not be addressing the disposition of the structures currently on the site at this meeting.

STAFF PRESENTATION:
Ms. Aimee Nassif, Planning & Development Services Director gave a PowerPoint presentation showing photographs of the site and surrounding area. Ms. Nassif stated the following:

- Public Hearing notification requirements were met by posting the site and mailing public hearing notices to the property owners surrounding the development.
- The site currently has five structures on the site: a farm house, a white shed, a red shed, a barn, and a ranch house.
- Site History:
  - The 18.78 acre tract of land was originally part of approximately 463 acres of farm land purchased by Henry Zacharias Eberwein in 1835.
  - The subject site was zoned "NU" Non Urban District prior to the incorporation of the City of Chesterfield.
  - In 2009, the City purchased the remaining land which comprised 18.78 acres.
  - The City intends to preserve the character of this site by developing a low intensity, neighborhood park which will be named after the Eberwein family.
- Permitted Uses
  (1) Fire stations
  (2) Historic sites and buildings
  (3) Local public utility facilities
  (4) Natural or primitive areas and forests
  (5) Public parks and parkways
  (6) Wildlife habitats and fish hatcheries
- The City's Comprehensive Land Use Plan designates this site as "Residential", under which the "Park and Scenic District" would fit.
- The proposed zoning is a straight zoning so an Attachment A will not be written.
- Disposition of the buildings and specific uses for the site will not be heard this evening.
- The master planning for the site, along with the specifics related to uses and costs, is being developed with City Council.
- Comments have been received from the appropriate Agencies regarding the rezoning.
- Staff has no outstanding issues with the proposed change of zoning

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Proctor read the Closing Comments for the Public Hearing.

Noting the number of residents in attendance, Chair Grissom opened the floor to questions from the audience.

Question was raised as to whether the residents would be able to follow the development of the park on the City's website. Ms. Nassif replied that the website is updated with the latest Agenda, meeting packet, and reports. The Eberwein Park was a subject of discussion at the August 19th Planning & Public Works Committee Meeting and the report presented at that meeting is currently posted on the website. Staff can also be contacted at the phone number listed on the public hearing notice to answer any questions. Staff is now doing research on items requested by the Committee so the next report will not be available until September or October.

City Councilmember Segal reported that at the September 1st Council meeting, Council will be voting on the Committee's recommendation to proceed with the development of the ancillary items to the park, as well as the dog park component, for an amount not to exceed $650,000. The Committee has also recommended that the ranch house, chicken coop (red shed), and mother-in-law quarters (white shed) be razed. The disposition of the farm house and barn were tabled until Staff could get further estimates on refurbishment.

V. APPROVAL OF MEETING MINUTES

Commissioner Geckeler made a motion to approve the minutes of the July 26, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Watson and **passed by a voice vote of 6 to 0 with 2 abstentions from Chair Grissom and Commissioner Proctor.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. Chesterfield Crossing: Amended Architectural Elevations for a shopping center on a 7.06 acre tract of land zoned "C8" Planned Commercial District, located at on the west side of Clarkson Road, south of Highway 40/Interstate 64.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Chesterfield Crossing. The motion was seconded by Commissioner Banks and **passed by a voice vote of 8 to 0**.

B. **Spirit Valley Business Park II SDCP:** A Site Development Concept Plan and Conceptual Landscape Plan for a 27.36 acre tract of land zoned "PI" Planned Industrial District located on the south side of Olive Street Road west of Wardenburg.

Commissioner Puyear, representing the Site Plan Committee, made a motion recommending approval of the Site Development Concept Plan and Conceptual Landscape Plan for Spirit Valley Business Park II SDCP. The motion was seconded by Commissioner Watson and **passed by a voice vote of 8 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 06-2010 Eberwein Park Development (City of Chesterfield):** A request for a change of zoning from "NU" Non-Urban District to a "PS" Park and Scenic District for two tracts of land located at 1627 Old Baxter Road and 1657 Old Baxter Road (19S420547 & 19S420558).

Ms. Nassif stated that there are no outstanding issues for the straight zoning request. If approval is granted for the rezoning to "Park and Scenic District", then the petition will be forwarded to the Planning & Public Works Committee for consideration, and then on to City Council for two readings and final approval.

Commissioner Banks made a motion to approve P.Z. 06-2010 Eberwein Park Development (City of Chesterfield). The motion was seconded by Commissioner Watson.

Upon roll call, the vote was as follows:

Aye: Commissioner Banks, Commissioner Geckeler, Commissioner Hirsch, Commissioner Nolan, Commissioner Proctor, Commissioner Puyear, Commissioner Watson, Chairman Grissom

Nay: None

The motion passed by a vote of 8 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

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Michael Watson, Secretary