

**ST. LOUIS COUNTY PLANNING COMMISSION
SCORE SHEET AND SUMMARY OF PROCEEDINGS**

September 11, 2017 - 6:00 P.M.

41 S. CENTRAL, CLAYTON, MO 63105

COUNTY COUNCIL CHAMBERS

RECORDED BY
Dori Covault

PET NO.	PETITIONER	REQUEST	APPROXIMATE LOCATION	COUNCIL DIST.	MOTION	VOTE
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I. ROLL CALL

-	Ballard
P	Brooks
P	Cunningham
P	Elliott
P	Lawler
P	McHugh
P	Sneed
P	Taylor
P	Hilzinger

II. MEETING SUMMARIES FOR

A. Score Sheet and Summary of Proceedings of Executive Meeting of August 7, 2017

Approval	-	Ballard
	Y	Brooks
	Y	Cunningham
	Y	Elliott
	Y	Lawler
	Y	McHugh
	Y	Sneed
	Y	Taylor
	Y	Hilzinger
	8-0	VOTE

III. ST. LOUIS COUNTY PLANNING COMMISSION STATUS SHEET
(to be prepared for October Executive Meeting)

IV. COMMITTEE REPORTS

A. Ordinance Review Committee	No Report
B. Committee of the Whole	No Report
C. Comprehensive Planning Committee	No Report

PET NO.	PETITIONER	REQUEST	APPROXIMATE LOCATION	COUNCIL DIST.	MOTION	VOTE
V. NEW BUSINESS						
A. CONSIDERATION OF PETITIONS OF PUBLIC HEARING OF August 14, 2017						
1.	30-17	Hidden Arches, LLC.	M-1 & FPM-1 to NU & FPNU (4.2acres)	The terminus of Sontag Road at Pershing Drive.	7	Approval - Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE
2.	31-17	Jeffrey Najbart (See VI. A.4)	NU to R-3 (0.67)	East side of Suson Hills Drive, the south side of Butler Hill Road, approximately 110 feet north of Tesson Ferry Road.	6	Approval - Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE
3.	32-17	St. Louis County Planning Commission	A proposal to amend Section 1003.168 Sign Regulations of the St. Louis County Zoning Ordinance pertaining to signage for vehicle charging stations.		Approval	- Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE

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VI. OLD BUSINESS						
A. LETTERS FOR APPROVAL						
1.	P.C. 20-17 United Scrap, C.U.P. in M-1, south of Weber Road approximately 110 feet southeast of Runyon Avenue.			6	Approval of letter granting approval	- Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE
2.	P.C. 27-17 Amerco Real Estate Company (U-Haul), R-4 to C-8, northwest side Lemay Ferry Road, approximately 75 feet northeast of Buckley Road.			6	Approval of letter for approval	- Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE
3.	P.C. 31-16 & 32-16 HW Associates, L.P., R-2, FPR-2, R-3 and FPR-3 to R-4 and FPR-4, and Amended P.E.U. in R-4 and FPR-4, north terminus of Timber Run Drive, and the south side of Markaire Drive, east and west of Whispering Pines Drive.			2	Approval of letter for approval	- Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE

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4.	31-17 Jeffrey Najbart, NU to R-3, east side of Suson Hills Drive, the south side of Butler Hill Road, approximately 110 feet north of Tesson Ferry Road.			6	Approval of letter for approval	- Ballard Y Brooks Y Cunningham Y Elliott Y Lawler Y McHugh Y Sneed Y Taylor Y Hilzinger 8-0 VOTE
	(See V. A. 2)					
B. READY FOR ACTION						
*1.	P.C. 27-17 Amerco Real Estate Company (U-Haul), R-4 to C-8, northwest side Lemay Ferry Road, approximately 75 feet northeast of Buckley Road.			6	Approval	- Ballard Y Brooks - Cunningham Y Elliott Y Lawler Y McHugh Y Sneed - Taylor Y Hilzinger 6-0 VOTE
1.	P.C. 28-17 & 29-17 St. Louis County and Serenity Hills, LLC, R-1 in FPR-1 to NU and FPNU and P.E.U. in R-1 and FPR-1, west side of Hillsboro Road, and south of Paradise Lane.			7	*Approval (Deemed Held)	- Ballard N Brooks - Cunningham Y Elliott Y Lawler Y McHugh N Sneed - Taylor Y Hilzinger 4-2 VOTE
					Denial of P.C. 28-17 and approval of P.C. 29-17	- Ballard N Brooks Y Cunningham Y Elliott Y Lawler Y McHugh N Sneed Y Taylor Y Hilzinger 6-2 VOTE

*Acted on at the Executive Session August 14, 2017

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C. NOT READY FOR ACTION

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| 1. | P.C. 29-13 CTESS, L.L.C., R-5 to C-8, southeast corner of Mackenzie Road and Villanova Plaza. | 5 |
| 2. | P.C. 49-13 Republic Services Environmental, LLC, D.B.A. RSR Southside, C.U.P. in M-1 and FPM-1, south quadrant of Interstate Highway 55 and Bayless Avenue. | 6 |
| 3. | P.C. 17-15 St. Louis County Planning Commission, a proposal to consider changes to Chapter 1003 Zoning Ordinance of the St. Louis County Revised Ordinances pertaining to outdoor storage of materials and equipment. | |

VII. CORRESPONDENCE

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| 1. | Correspondence from Michael R. Kuehnle dated August 21, 2017, re: P.C. 13-16 Kuehnle Construction Company, Inc. P.E.U. in R-4, south side of Gravois Road, approximately 340 feet west of Genel Drive, requesting amendments to P.E.U. Ordinance 26,473. | 6 | Approval of letter for approval | -
Y
Y
Y
Y
Y
Y
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Y
8-0 | Ballard
Brooks
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VIII. SITE PLANS

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| 1. | P.C. 43-16 Nolan Real Estate Interest, LLC (EZ Storage), C-8, Site Development Plan and Architectural Elevations, North side of Manchester Road, approximately 290 feet west of South Mason Road. | 3 | Approval | -
Y
Y
Y
Y
Y
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8-0 | Ballard
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Taylor
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VOTE |
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IX. ADJOURNMENT

William Ballard, Secretary

Justin P. Carney, Director of Planning

ATTEST:

Wayne Hilzinger, Chairman