

In the Matter of the Application of Union Electric )  
Company d/b/a Ameren Missouri for Permission and )  
Approval and a Certificate of Public Convenience and )  
Necessity Authorizing it to Construct, Install, Own, ) File No. EA-2014-0136  
Operate, Maintain and Otherwise Control and Manage )  
Solar Generation Facilities in O'Fallon, Missouri. )

Director & Assistant General Counsel

1901 Chouteau Avenue, MC 1310  
St. Louis, MO 63166-6149  
(314) 554-3484 (phone)  
(314) 554-4014 (facsimile)  
[amerenmoservice@ameren.com](mailto:amerenmoservice@ameren.com)  
**ATTORNEYS FOR UNION ELECTRIC  
COMPANY d/b/a AMEREN MISSOURI**

**CERTIFICATE OF SERVICE**

The undersigned certifies that true and correct copies of the foregoing have been e-mailed or mailed, via first-class United States Mail, postage pre-paid, to the service list of record this 4<sup>th</sup> day of March, 2014.

/s/ Wendy K. Tatro  
Wendy K. Tatro



February 28, 2014

John Hutchens  
MC Industries, Inc.  
3117 Big Bend Blvd.  
St. Louis, MO 63143

RE: (13-14) Rezoning of properties located north of T.R. Hughes Blvd. and east of the existing Ameren substation - from C-2/PUD General Business District Planned Unit Development, C-2/General Business District and R-1/Single Family Residential District to I-1/Light Industrial District - Ameren Missouri and Bright Star Management Company, LLC, property owners - proposed use: solar energy generating facility

Dear Mr. Hutchens:

On **February 27, 2014**, the City Council **approved** the above referenced request.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

[www.surveymonkey.com/s/PlanningandInspections](http://www.surveymonkey.com/s/PlanningandInspections)

If you have questions about the above, feel free to contact my office at (636) 379-5544.

Sincerely,

David S. Woods, AICP  
Director of Planning and Development

TLC:

C: Bonnie Therrien, City Administrator  
Debbie Cammann, Administrative Assistant  
Nathan Lacey, Building Official  
Scott Wibbenmeyer, Ameren Missouri, 1901 Chouteau Ave., St. Louis, MO 63103  
Tom Hughes, Bright Star Management Company, 1001 Tom Ginnever Ave., O'Fallon, MO 63366  
Jeff Mues, Burns & McDonnell, 425 S. Woods Mill Road, Suite 300, Chesterfield, MO 63017



100 NORTH MAIN STREET  
O'FALLON, MISSOURI 63366  
636.240.2000  
FACSIMILE 636.978.4144  
www.ofallon.mo.us



February 6, 2014

John Hutchens  
MC Industries, Inc.  
3117 Big Bend Blvd.  
St. Louis, MO 63143

RE: (13-14.03) Request for Consideration and Motion for Action on a Site Plan for properties located north of T.R. Hughes Blvd. and east of the existing Ameren substation – Ameren Missouri and Bright Star Management Company, LLC, property owners – proposed use: solar energy generating facility

Dear Mr. Hutchens:

On **February 6, 2014**, the Planning and Zoning Commission **approved** the above referenced request.

**The approval is conditional upon the following Staff recommendations being met:**

1. The applicant shall abide by the Municipal Code Requirements listed below.

**The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:**

1. Provide a detailed parking layout for the proposed look-out area and address bus parking.
2. A landscaping legend shall be provided identifying the type, mature height, and minimum planting size of the proposed trees.
3. Provide street tree calculations. It appears two additional trees are needed based on the site's linear frontage along TR Hughes Boulevard.
4. A sidewalk is required along the site's street frontage. The City is requesting a fee in lieu of the sidewalk installation. Said fee shall be calculated as a fixed amount per lineal foot based on the estimated cost as of the date that escrows are established.
5. Show the limits of the proposed gravel area on the site plan.
6. Indicate the pavement for the entrance in the right-of-way will match the existing pavement on TR Hughes Boulevard.
7. The support equipment attached to the O & M and communication shelter shall match the exterior color of the aggregate exterior panel.

**Please Note:**

- The Site Plan Certificate shall expire, and be of no effect, one hundred eighty (180) days after the date of issuance thereof, unless within such time a Building Permit for any proposed work authorized under said site certificate has been issued. The Site Plan Certificate shall expire and be of no effect three hundred and sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property. (Ord. No. 1161 § 27.07, 10-16-84)
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. A checklist outlining the Construction Site Plan process and application are available on the City's website via [www.ofallon.mo.us](http://www.ofallon.mo.us) (City Departments, Community Development, Engineering), or by request.
- The appropriate Fire District will need to review and approve the development.



- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

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David S. Woods, AICP  
Director of Planning and Development

TLC:

C: Debbie Cammann, Administrative Assistant  
Nathan Lacey, Building Official  
Jay Herigodt, Assistant City Engineer  
Scott Wibbenmeyer, Ameren Missouri, 1901 Chouteau Ave., St. Louis, MO 63103  
Tom Hughes, Bright Star Management Co, 1001 Tom Ginnever Ave., O'Fallon, MO 63366  
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February 28, 2014

John Hutchens  
MC Industries, Inc.  
3117 Big Bend Blvd.  
St. Louis, MO 63143

RE: (13-14.01) Conditional Use Permit for properties north of T.R. Hughes Blvd. and east of the existing Ameren substation - Ameren Missouri and Bright Star Management Company, LLC, property owners - proposed use: solar energy generating facility

Dear Mr. Hutchens:

On **February 27, 2014**, the City Council **approved** the above referenced request.

**This approval would be contingent upon the following:**

1. The Conditional Use Permit is contingent upon the approval of the Site Plan.

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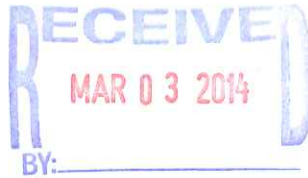
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February 28, 2014

John Hutchens  
MC Industries, Inc.  
3117 Big Bend Blvd.  
St. Louis, MO 63143

RE: (13-14.02) Conditional Use Permit for properties north of T.R. Hughes Blvd. and east of the existing Ameren substation - Ameren Missouri and Bright Star Management Company, LLC, property owners - proposed use: barbed wire fencing in an I-1/Light Industrial zoning district

Dear Mr. Hutchens:

On **February 27, 2014**, the City Council **approved** the above referenced request.

**This approval would be contingent upon the following:**

1. A fence permit will be required.
2. The Conditional Use Permit is contingent upon the approval of the Site Plan.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

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