

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
January 8, 1996



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

**PRESENT**

Mr. Rick Bly  
Mr. Fred Broemmer  
Mr. Dave Dalton  
Mr. Robert Grant  
Ms. Carol Kenney  
Ms. Linda McCarthy  
Ms. Patricia O'Brien  
Mr. Allen Yaffe  
Chairman Michael J. Casey  
Mayor Jack Leonard  
Council Liaison Ed Levinson (Ward II)  
Mr. Douglas R. Beach, City Attorney  
Ms. Laura Griggs-McElhanon, Acting Director of Planning  
Mr. Joe Hanke, Planner II  
Ms. Toni Hunt, Planner I  
Ms. Sandra Lohman, Executive Secretary

**ABSENT**

**INVOCATION** - Commissioner Linda McCarthy

**PLEDGE OF ALLEGIANCE** - All

**PUBLIC HEARINGS:** - None

**APPROVAL OF THE MINUTES:**

**A. Approval of Minutes from Meeting of December 11, 1995.**

A motion to approve the minutes was made by Commissioner McCarthy, seconded by Commissioner Kenney and passed by a voice vote of 9 to 0.

Chairman Casey recognized Mayor Jack Leonard; Councilmember Ed Levinson, Ward II; former Planning Commissioner Bill Kirchoff; and Councilmember Linda Tilley, Ward IV.

**PUBLIC COMMENTS:**

1. Mr. Doug Pritt, 15975 Downall Green Drive, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).
2. Mr. Bill Kirchoff, 17627 Wild Horse Creek Road, Chesterfield, MO 63017, spoke regarding P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).

3. Mr. Terry Domian - declined to speak.
4. Mr. John King, Attorney for P.Z. 35-95 Caplaco 24, Inc., (Kehrs Mill Crossing), 12813 Flushing Meadow Drive, St. Louis, MO 63131. He was assisted by Mr. Phil Schreiber, who presented a list of conditions for the development to Commissioners. The Capitol Land conditions read as follows:
  1. Eliminate the convenience store, gasoline pumps and car wash from the Site Plan.  
  
Condition contained within all Planning Commission recommendations that all service stations, gasoline pumps or car washes shall be prohibited.
  2. All fast food restaurants with or without a drive-thru shall be prohibited on any outlot. No restaurant with a drive-thru facility shall be allowed on the site.
  3. Left turns shall be prohibited into or out of the Clarkson Road entrances between 7:30 a.m. and 8:30 a.m.
  4. There shall be a maximum of 125,000 square feet of space in the center.
  5. There shall be shingles on the rear portion of the front mansards.
  6. There shall be a maximum of two (2) outlots.
  7. No one (1) user shall occupy more than forty thousand (40,000) square feet of space.

**OLD BUSINESS:** - None

**NEW BUSINESS:**

- A. **P.Z. 16-95 City of Chesterfield Planning Commission**; a proposal to amend Section 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance (regarding political signs).

Planner I Toni Hunt noted the Department requests this item be held.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly, and **passed by a voice vote of 9 to 0.**

- B. **P.Z. 32-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.193 Appeal and Protest Procedure for Special Procedures; and 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.  
Planner I Toni Hunt noted the Department requests this item be held.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly, and **passed by a voice vote of 9 to 0.**

- C. **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; "NU" Non-Urban and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District and an amended Planned Environment Unit Ordinance in the "R-2" 15,000 square foot Residence District; intersection of Clarkson and Kehrs Mill Road, east side of Clarkson Road.

Commissioner McCarthy made a motion to approve the petitioner's request with the following conditions:

1. Eliminate the convenience store, gasoline pumps and car wash from the Site Plan, with a condition that all service stations, gasoline pumps or car washes shall be prohibited.
2. Restaurants will be permitted on the site; however, all fast food restaurants with or without a drive-thru shall be prohibited on any outlot. No restaurant with a drive-thru facility shall be allowed on this site.
3. Left turns shall be prohibited onto or out of the Clarkson Road entrances between 7:30 a.m. and 8:30 a.m.
4. There shall be a maximum of 124,000 square feet of space in the center.
5. There shall be shingles on the rear portion of the front mansards.
6. There shall be a maximum of two (2) outlots.
7. No one (1) user shall occupy more than forty thousand (40,000) square feet of space.

The motion was seconded by Commissioner Kenney.

Commissioner Yaffe made a motion to amend the original motion to add the condition: left turns shall be prohibited onto or out of the Clarkson Road entrances between 4:30 p.m. and 5:30 p.m. The motion dies for lack of a second.

**Upon a roll call the vote on the original motion for approval was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, no; Commissioner Yaffe, yes; Chairman Casey, no. The motion passed by a vote of 5 to 4.**

Planner I Toni Hunt requested this item be held until the next Commission meeting (January 22, 1996) in order to prepare conditions for this development.

Additional Conditions for Department to review:

1. Maximum height of sixteen feet (16') for lighting.

2. The site is located on a corner which is an entrance to the City; therefore the signage, landscaping, etc. should be looked at very closely for aesthetics.
3. Standard conditions.

**Commissioner Dalton left the meeting at this time.**

- D. P.Z. 34-95 City of Chesterfield Planning Commission;** a proposal to amend Section 1003.167; Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative additions to grading, building, etc. permits in certain districts.)

Planner I Toni Hunt noted the Department requests this item be held until the January 22, 1996 Commission Meeting.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly, and passed by a voice vote of 8 to 0.

**Commissioner Dalton returned to the meeting at this time.**

- F. P.Z. 36-95 Leo B. Pelligreen, Jr. and Marilyn A. Henske (Sooner Investment Group);** "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District and approval of a development plan for a .4 acre parcel within an existing "C-8" Planned Commercial District established by City of Chesterfield Ordinance No. 623; south side of Olive Boulevard, approximately two hundred (200) feet west of Chesterfield Parkway North, and on the west side of Chesterfield Parkway North, approximately one hundred and eighty (180) feet south of Olive Boulevard.

Planner II Joe Hanke summarized the land use issues being evaluated by the Department of Planning, noting the Department requests this item be held until the next meeting on January 22, 1996, and inquired whether or not the Commission had issues to add to the list.

The following issues were added:

1. The building should consist of more brick.
2. The design of the building should be more residential in appearance.
3. The design of the building should be neutral (versus permanent Taco Bell) so that another restaurant could occupy this building in the future.

A motion to hold P.Z. 36-95 was made by Commissioner McCarthy, seconded by Commissioner Yaffe, and passed by a voice vote of 9 to 0.

- E. **P.Z. 33-95 City of Chesterfield Planning Commission**; a proposal to amend Section 1005.040 - Definitions and Section 1005.090 - Record Plat of the Subdivision Ordinance of the City of Chesterfield. (Relative to provision of State Plane Coordinates and a copy of the Record Plat in electronic format).

Planner II Joe Hanke noted the Department requests this item be held.

A motion to hold this item was made by Commissioner Kenney, seconded by Commissioner Broemmer, and **passed by a voice vote of 9 to 0**.

- G. **P.Z. 10-95 Chesterfield Hotels, Inc. (Hampton Inn)**; "C-8" Planned Commercial District Ordinance Amendment; north side of Swingley Ridge Drive at Nardin Drive.

Planner I Toni Hunt noted the Department's recommendation of approval of the amendment to Chesterfield Ordinance No. 1031, as specified in its report. The Department would note that, should the ordinance be amended to reflect this change, the resulting amended site development plan would be subject to review and approval by the Department of Planning.

A motion to approve the Department's recommendation was made by Commissioner Dalton and seconded by Commissioner Broemmer.

**Upon a roll call the vote on the motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes. The motion passed by a vote of 9 to 0.**

- H. **P.Z. 15-95 The Leathers Company (The Villas at Whitebrook)**; amendments to City of Chesterfield Ordinance No. 1053, as amended, authorizing a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; southwest corner of the intersection of Olive Boulevard (State Highway 340) and White Road.

Planner II Joe Hanke presented the request and the Department's recommendation of approval of the requested amendments, as stated in its report.

A motion to approve the Department's recommendation was made by Commissioner McCarthy and seconded by Commissioner Bly.

**Upon a roll call the vote on the motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes. The motion passed by a vote of 9 to 0.**

- I. **P.C. 128-83 Alvin D. Vitt and Company**; amendment to St. Louis County Ordinance No. 11,323 approving a “C-8” Planned Commercial District development; east side of Elbridge Payne Drive, north of Chesterfield Parkway South.

Planner II Joe Hanke presented the request and Department’s recommendation of approval, with corresponding concurrence on the architectural review, as stated in its report. It was noted that the Site Plan, after approval of requested amendments by Council, would be reviewed by the Department as it relates to additional landscaping areas.

The additional parking necessitated by the requested enclosure will be accommodated by adding three (3) parallel parking spaces. This will be determined at the time of review of the actual Site Development Plan.

A motion to approve the Department’s recommendation was made by Commissioner Bly and seconded by Commissioner Dalton.

**Upon a roll call the vote on the motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O’Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes. The motion passed by a vote of 9 to 0.**

#### **SITE PLANS, BUILDING ELEVATIONS, AND SIGNS**

- A. **Public Works Drive Dedication and Easement Plat**; north side of proposed Edison Avenue Extension, south of Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the requested Public Works Drive Dedication and Easement Plat. The motion was seconded by Commissioner Grant and **approved by a voice vote of 9 to 0.**

- B. **P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall)**; “C-8” Planned Commercial District Foundation Landscape Plan and Architectural Elevations (J.C. Penney); southwest quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall) Foundation Landscape Plan and Architectural Elevations for J.C. Penney. The motion was seconded by Commissioner Grant and **approved by a voice vote of 9 to 0.**

- C. **P.C. 75-67 Chesed Shel Emeth**; Amended Site Plan in “NU” Non-Urban District; east side of White Road, south of Olive Boulevard.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve P.C. 75.67 Chesed Shel Emeth Amended Site Plan, including the request for no additional landscaping. The motion was seconded by Commissioner Grant and **approved by a voice vote of 8 to 1, with Commissioner O’Brien voting no.**

- D. **P.Z. 26 & 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (Greystone)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District Future Use of Site Sign; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the P.Z. 26, & 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (Greystone) for the 120 square foot maximum size sign, with a maximum height of twelve (12) feet. The motion was seconded by Commissioner Grant and **approved** by a voice vote of 9 to 0.

**COMMITTEE REPORTS:**

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No Report
- C. **Site Plan/Landscape Committee** - No Report
- D. **Comprehensive Plan Committee** - No Report
- E. **Procedures and Planning Committee** - No Report

Chairman Casey asked who would like to Chair the Comprehensive Plan Committee for 1996.

Commissioner O'Brien noted, for clarification, she has requested to step down from that position.

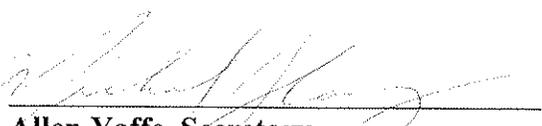
Acting Director Laura Griggs-McElhanon handed out a memo which includes a survey sheet to determine the date and time the *Commission* may schedule a Quarterly Meeting. She noted the Department is requesting that Commissioners fill-out the survey, noting their preferred dates/times for such a meeting, and turn it in to the Department. She further noted the meeting would last approximately one (1) hour, City Attorney Beach would be in attendance, and the Department would like suggestions from Commissioners regarding topics they would like discussed at this meeting.

Chairman Casey directed Commissioners to return these surveys to the Department by Friday, January 12th.

**Commissioner Broemmer** agreed to Chair the Comprehensive Plan Committee in 1996.

Chairman Casey accepted.

The meeting adjourned at 7:58 p.m.

  
Allen Yaffe, Secretary

[REVISED 1/22/96]

[MINI-8.096]