

MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
JANUARY 23, 1989

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

PRESENT

ABSENT

- Chairman Barbara McGuinness
- Mr. Edward Bidzinski
- Ms. Mary Brown
- Mr. Charles Bryant
- Ms. Kimberly Burnett
- Ms. Mary Domahidy
- Mr. Lester Golub
- Mr. William Kirchoff
- Dr. Claude Pritchard
- Mr. Doug Beach, City Attorney
- Mr. Dick Hrabko, Ward IV Councilman
- Mr. Jerry Duepner, Director of Planning/Economic Development
- Ms. Anna Kleiner, Planning Specialist
- Ms. Sandra Lohman, Executive Secretary/Department of Planning

Invocation: Rev. Preg, Westminster Ref. Presbyterian Church

The Pledge of Allegiance was led by Rita Glastris.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

P.Z. 6-89 Chesterfield Development Corporation

This petition was postponed per request of petitioner.

P.Z. 7-89 Paul DeMay

Mr. Kevin Borgard, Volz Engineering, spoke on behalf of the petitioner. He indicated the request for two (2) one-story office warehouse buildings. The present (existing office building) would remain on property until such time as the first new office structure would be ready for occupancy. Mr. Borgard stated that the site plan would be submitted for Architectural review.

Speakers in Favor - None

Speakers in Opposition - None

A show of hands indicated 5 In Favor and 0 Against.

APPROVAL OF THE MINUTES The minutes of the Meeting on January 9, 1989 were approved with corrections, additions, deletions, as noted.

COMMITTEE REPORTS

Comprehensive Plan Committee:

Ms. Domahidy encouraged more citizen participation in the volunteer advisory group for the Comprehensive Plan Committee.

Ordinance Review Committee:

Mr. Bryant stated that the Committee has instructed Staff to bring the matter of amending the Zoning Ordinance to allow accessory uses in elderly care facilities before the Planning Commission as a Public Hearing.

OLD BUSINESS

P.C. 152-78 Monsanto Company

Mr. Duepner stated that this item was heard by the Commission at its last meeting and there was a motion to hold this item. The petitioner was instructed to come back with additional information to respond to questions raised by the Commission. The petitioner is asking for some additional time to prepare this response. The Department recommended this matter be held until the next meeting on February 13, 1989.

The motion to hold was made by Mr. Golub and seconded by Ms. Burnett. The motion passed by a voice vote of 9 to 0.

P.C. 22-88 Hennemeyer Company

Mr. Duepner stated this item was a request for rezoning from Non-Urban to "C-8" for a tract of land located on Clarkson Road, just north of Baxter Road. A motion was made to approve this item in concept, but to hold the request for rezoning until the petitioner addressed some concerns expressed at the last meeting. Those concerns specifically dealt with setback requirements.

The Department recommended approval of the petition subject to the conditions listed in Attachment B of the report. Those conditions specifically call out for the provision of a buffer of 20 feet along the east, the south, and adjacent to Clarkson Road. The Department also recommended that the total floor area be

50,000 square feet in order to meet those setback requirements and provide the necessary parking, that the uses be limited to those uses that are permitted within the "C-2" District, and development of the proposed project occur in conjunction with improvements of Clarkson Road.

The motion was made to approve P.C.22-88 per the staff recommendation by Ms. Burnett and seconded by Mr. Golub. The motion was subsequently amended to delete a condition establishing allowable floor area. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 9 to 0.

#### NEW BUSINESS

##### P.Z. 4-89 E. S. Development

Mr. Duepner stated that in keeping with the policy established by the Planning Commission there is no report to be made on this project, and the recommendation is to hold this until the next meeting.

The motion to hold was made by Dr. Pritchard and seconded by Ms. Domahidy. The motion passed by a voice vote of 9 to 0.

##### P.Z. 5-89 City of Chesterfield Planning Commission

Mr. Duepner stated that as with the previous petition, the Department recommends that this item also be held.

The motion to hold was made by Ms. Domahidy and seconded by Ms. Burnett. The motion passed by a voice vote of 9 to 0.

##### P.C. 1-88 DeShetler

Ms. Anna Kleiner stated that the request is a proposed amendment to Ordinance No. 175 which approved a change of zoning of a 3.068 tract of land from the "R-2" District to "C-8." This development was planned to contain office and retail uses within three (3) buildings. The petitioner has proposed to increase the floor area from 30,000 square feet to 33,100 square feet by connecting two of the buildings. Parking has been provided underneath the building (88 spaces). The Department recommends a minimum setback of five (5) feet for parking from adjacent property to the south. The staff recommends approval with the conditions stated in the report.

Mr. Kirchoff stated concern regarding control of structures on the site plan to prevent a strip center.

A motion to hold a public hearing on the requested amendment was made by Mr. Golub, but failed for lack of a second. Following more discussion Mr. Golub again moved that a public hearing be held on the matter, and the motion failed for lack of a second. A motion to deny the requested amendment was made by Mr. Golub, and the motion failed for lack of a second.

The motion was made by Mr. Golub to hold the request for further study and seconded by Mr. Kirchoff. The vote to hold was as follows: Mr. Bidzinski, no; Ms. Brown, no; Mr. Bryant, no; Ms. Burnett, no; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, no; Chairman McGuinness, yes. The motion to hold failed by a vote of 3 in favor and 6 opposed.

After additional discussion, the motion to hold the request until the petitioner provides more information regarding the final appearance of the site was made by Mr. Golub and seconded by Ms. Burnett. The vote to hold was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, no; Chairman McGuinness, yes. The motion to hold passed by a vote of 8 to 1.

#### SITE PLANS, BUILDING ELEVATIONS, SIGNS

Wildhorse Subdivision: - a temporary subdivision promotion sign; south side of Wild Horse Creek Road, west of Long Road.

Mr. Duepner stated the sign has already been erected, prior to a request by petitioner for a building permit.

Due to the fact that the petitioner did not obtain a building permit prior to erection of the sign, a motion to deny the request was made by Mr. Bryant and seconded by Ms. Burnett. The motion to deny the request passed by a voice vote of 9 to 0.

Olive Forty Building: - a business sign; northwest corner of Olive Boulevard and I-64/U.S. Highway 40.

Ms. Kleiner stated the request for the sign and the Department's recommendation to approve.

The motion to approve (with the condition that the sign be subject to approval of Commission regarding intensity of illumination and colors used) was made by Mr. Golub and seconded by Ms. Burnett. The motion to approve with conditions was passed by a voice vote of 9 to 0.

The meeting adjourned at 8:15 p.m.

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Mr. Charles Bryant - Secretary