

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 23, 1995



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

PRESENT

ABSENT

Mr. Rick Bly - arrived after the roll call.
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

INVOCATION - Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

Commissioner O'Brien made a motion to approve the minutes from the meeting of January 9, 1995. The motion was seconded by Commissioner McCarthy and **approved** by a voice vote of 9 to 0.

PUBLIC COMMENTS

SPEAKERS IN OPPOSITION TO P.Z. 25-94 JEWISH COMMUNITY CENTERS ASSOCIATION (MULTIPURPOSE BUILDING).

1. Jil Warmann, 317 Cheval Square Drive, Chesterfield, MO 63005.
 - Concerned about four (4) issues identified by the Planning Commission and Planning Department.
 - Obtained signatures of numerous residents who are in opposition to the proposed JCCA.
 - Residents are the underdog in this issue.
 - Residents have researched this project and believe, deeply, the proposed site is not appropriate.
 - The Planning Commission, after listening to residents concerns, have no choice but to deny the Conditional Use Permit request at this location.
2. Bill Quinn, 1427 Carriage Crossing, Chesterfield, MO 63017.
 - A recent newspaper article stated Phil Schreiber (Sachs) spent one (1) million dollars to extend Baxter Road to Wild Horse Creek. The homes in his subdivision (107) have thirty-five (35) million dollars at stake.
 - His group represents 214 votes.
 - Copy of the petition signed by ninety-four (94) people opposed to the JCCA was given to the Commission.
3. Carol LeBegue, 16743 Chesterfield Manor, Chesterfield, MO 63005.
 - When they purchased their home in Chesterfield Farms they were told by the developer that luxury homes would be built on the land where the JCCA is requesting a CUP.

- The Planning Commission Meeting Minutes of October 12, 1992, noted:
 - Chesterfield Village officials who are to develop the multi-family portion of this PEU stated the condominium prices would be \$225,000.00 to \$250,000.00 for the low-rise condos, the mid-rise condos would be in the range of \$200,000.00.
 - Rental units were mentioned as going from \$1600.00/month.
 - Prices of homes in Chesterfield Farms and Estates were noted as ranging from \$150,000.00 to \$180,000.00.

Residents felt comfortable buying land based on this information.

- Upon approval of this PEU the Planning Commission and City Council made a covenant with homeowners, and now they contemplate breaking this bond of faith.
 - Never before in the history of this City has the Planning Commission considered substantially altering a PEU for a residential area.
 - In review of past meeting minutes it was noted:
 - When PEU's were altered for residential developments, the changes were minor (i.e., two (2) lots from Sycamore Place; the Hayden Company amended the stub street requirement; and Wellesley Place was changed from a multi-family development to a single-family development).
 - The Commission was urged to move cautiously on this CUP request because it would set a dangerous precedent by significantly altering the PEU.
 - Cited the Residential PEU's approved in 1994 (i.e., Sea Beauty Farm, Wildhorse Springs, Plat II of Countryside at Chesterfield). Do these residents have to fear changes to their developments, and does this send a message to potential buyers and future developments in Chesterfield of caveat emptor, or buyer beware.
 - One element of character is the integrity of one's word, and residents of Chesterfield Farms are asking the City of Chesterfield to keep its word.
4. John Purcelli, 16751 Deveronne Circle, Chesterfield, MO 63017.
- Residents are wearing badges which state: "Put the JCCA on the Parkway;" and "No J at Baxter and Wild Horse."

- They have serious concerns regarding the strategy of the traffic study by Crawford-Bunte-Brammeier.
- The 1989 St. Louis County Highway Department's annual report for the current JCCA facility, which indicated 4,722 trips, on average, from 7:00 a.m. to 7:00 p.m., on a given day. Using their logic, this would equate to 2,350 trips for a facility of roughly half the square footage, located at Baxter/Wild Horse.
- The Institute of Transportation Engineers Trip Generation Manual indicates that a recreational community center would generate approximately 1.08 trips per thousand square feet during a.m. peak, and 1.38 trips during p.m. peak. Using these numbers, focusing mainly on the p.m. peak, would indicate 178 trips generated in the peak hour, versus 135 mentioned in the report.
- There are some serious problems with the current traffic report, and residents ask the petitioner to comply with the request for an updated report based on proposed changes.
- The current traffic study makes no allowances for increased traffic due to additional subdivisions going up along Wild Horse Creek Road/Baxter Extension.
- Residents want the Commission to deny the JCCA request.

A copy of the signed petition was given to the Commission.

5. Lorenzo Squellati, 212 Vonbehren Drive, Chesterfield, MO 63005.
 - The JCCA facility does not fit the space, it's too large for the site and inappropriate for this area.
 - How many times will the petitioner be allowed to revise their plan in a futile effort to make the huge facility fit into this space?
 - City residents do not need so many community centers within a one (1) mile radius of each other (i.e., the YMCA serves 6,000 to 7,000 members, and has a community theater; the City plans to build a recreation center with its new government center to be funded by a sales tax increase in February; and the Doubletree Center features a health facility). How many health facilities and community centers are needed in one (1) City, much less in one (1) ward?
 - Residents of Ward's I, II and III should ask why residents of Ward IV should get so healthy and cultured, while they have to drive fifteen (15) or twenty (20) minutes for the same services.

- The subject site was zoned as residential development in the 1970's.
- When the Planning Commission approved the PEU that created Chesterfield Farms, it promised citizens and homeowners that this would be a residential neighborhood. The City has an obligation to follow its original course from a planning perspective, and has a moral obligation to keep its word.
- The intersection of Wild Horse and Baxter Roads is not the only site on which the JCCA can locate within Chesterfield. It has also had land donated on the Parkway, and residents believe this is a more suitable location.

SPEAKER IN FAVOR OF P.Z. 25-94 JEWISH COMMUNITY CENTERS ASSOCIATION (Multipurpose Building).

1. Phillip Schreiber, 400 Chesterfield Center, Chesterfield, MO 63017.
 - He is astounded by comments against the JCCA.
 - The 10,000 people of the Jewish faith in Chesterfield (approximately twenty-five percent (25%) of the total population) deserve their own center where they can educate their children, provide background in the Jewish religion, provide recreation facilities for everyone in Chesterfield.
 - The JCCA has searched for three (3) years for a site in Chesterfield, and this was the only site in the City available to them.
 - The JCCA is within the bounds of the Comprehensive Land Use Plan, as stated in the Planning Department's recommendation.
 - The facility will be on a major road (Baxter Road).
 - The proposed facility fits the particular piece of ground zoned multi-family residential and, within the terms of that zoning, a Conditional Use Permit can be granted for this type of facility.
 - If residents of Chesterfield Farms want the JCCA on the Parkway, let them buy the piece of ground and donate it to the JCCA.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 22-94 City of Chesterfield Planning Commission**; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Home Day Care.

Commissioner Domahidy made a motion to hold this until the Commission meeting of February 13, 1995. The motion was seconded by Commissioner Dalton and **approved by a voice vote of 9 to 0.**

- B. **P.Z. 25-94 Jewish Community Centers Association (Multipurpose Building)**; a Conditional Use Permit (C.U.P.) in the "R-2" 15,000 square foot Residence District and amendment of City of Chesterfield Ordinance Number 752; northeast corner of the intersection of Wild Horse Creek Road and Baxter Road Extension.

Director Duepner noted this item was tabled at the last meeting.

Chairman McGuinness requested Director Duepner to clarify why the Department is requesting the matter continue to be tabled.

Director Duepner noted the Department met with the petitioner twice last week and they provided additional information, as requested by the Commission at the January 9, 1995 meeting. The Department has not been able to review all new submittals in their entirety, and would present its report to the Commission at the meeting on February 13, 1995.

- C. **P.Z. 1-95 Pierce Hardy Real Estate Company (84 Lumber)**; "NU" Non-Urban District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Senior Planner Laura Griggs-McElhanon summarized the issues being reviewed by the Department and recommended the matter be held until the February 13, 1995 meeting.

COMMENTS/DISCUSSION

- The parking and drive access has to be paved, but the other area could be dust-proof gravel.
- Dust-proof gravel is clean rock (i.e., river gravel).

Commissioner Casey made a motion to hold this matter. The motion was seconded by Commissioner Dalton and **approved by a voice vote of 9 to 0.**

- D. Memorandum from the Director of Planning concerning request of Planning and Zoning Committee on agenda items.

Director Duepner noted the Planning and Zoning Committee, at its January 12, 1995 meeting, passed a motion to request the Commission consider some revisions to its operating procedure and Zoning Ordinance (i.e., decrease the size of Planning Commission agendas by eliminating granting of extensions of time, recommendations on amendments to ordinances or Conditional Use Permits, and the review of minor revisions to site development plans). The Department currently reviews site development plans, and where changes were significant enough, forwarded them on for review by the Commission. Council and Council Committees wish to decrease the size of their agendas, and go to one (1) meeting per month. The Department had been requested by the City Administrator to recommend a possible solution for these concerns (memos are attached to Department's report). Director Duepner recommended the matter be referred to the Procedures and Planning Committee of the Planning Commission for consideration, due to the number of issues that need to be discussed.

COMMENTS/COMMENTS

- We are here to serve residents, as they are customers of the City.
- Councilmembers knew the meeting schedule when they were elected.
- The City now deals with issues as a community, and the more we turn it over to a system, the less the community is involved.
- Where else can the community go?
- If routines can be shortened it would be fine; but the Commission should not attenuate its responsibility.
- Reducing the number of meetings and changing of policies could place more burden on residents or the business/development community.
- Nothing was suggested in the memo that would shorten anything significantly.
- The Planning Commission has no complaints about the number of meetings.
- The Council and Council Committees are concerned about the process time and number of meetings.
- Signs less than fifty (50) square feet could be reviewed by the Staff.
- It would be good to save process time, if it is significant.

- The Commission has already approved the 1995 Meeting Schedule and sent out to all interested parties.
- The Planning Department has received requests for the Planning Commission to hold more meetings.

Commissioner Casey made a motion to refer this to the Procedures and Planning Committee for review, and then report back to the Commission with recommendation. The motion was seconded by Commissioner Kirchoff.

Chairman McGuinness noted the members of this Committee are O'Brien, Domahidy and herself.

The motion was approved by a voice vote of 9 to 0.

Commissioner O'Brien will coordinate a meeting schedule with Director Duepner.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Twin Estates at Sycamore Ridge**; Subdivision Record Plat in the "R-3" 10,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; north side of Kehrs Mill Road at Sycamore Drive.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the Twin Estates at Sycamore Ridge Subdivision Record Plat. The motion was seconded by Commissioner McCarthy and **passes by a voice vote of 8 to 1, with Commissioner Broemmer voting no.**

- B. **The Courts**; Subdivision Record Plat in the "R-3" 10,000 square foot Residential District with a Planned Environment Unit (PEU) Procedure; south side of Kehrs Mill Road, east of Clarkson Road.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve The Courts Subdivision Record Plat. The motion was seconded by Commissioner Casey and **passes by a voice vote of 9 to 0.**

- C. **Chesterfield Place Apartments**; "R-2" 15,000 square foot Residence District Subdivision Information Sign; east side of Olive Boulevard, north of Monterra Drive.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to hold the Chesterfield Place Apartments Subdivision Information Sign. The motion was seconded by Commissioner Casey and **passes by a voice vote of 9 to 0.**

- D. **Schoettler Manor**; Subdivision Record Plat in the "R-1A" 22,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; east side of Schoettler Road, north of Clayton Road.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the Schoettler Manor Subdivision Record Plat. The motion was seconded by Commissioner Casey **and passes by a voice vote of 9 to 0.**

- E. **Amberleigh**; Subdivision Record Plat in the "R-3" 10,000 square foot Residence District with a Planned Environment Unit (PEU) Procedure; northeast corner of the intersection of Schoettler Road and Clayton Road.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the Amberleigh Subdivision Record Plat. The motion was seconded by Commissioner McCarthy **and passes by a voice vote of 8 to 1, with Commissioner Broemmer voting no.**

- F. **P.C. 164-83 Chesterfield Executive, Inc., (Chesterfield Executive Park, Lot 11, St Louis Balloon Company)**; Preliminary Architectural Elevations; west side of Cepi Drive, South of Chesterfield Airport Road.

Commissioner O'Brien noted the petitioner is seeking preliminary comments on their building elevations, and the Committee believes the architectural elevations are very appropriate and attractive for the site.

There was no action on this item.

- G. **P.Z. 20-93 Carl R. Tisone (U.S. Ice Sports Complex)**; Temporary Construction Sign in a "NU" Non-Urban District with a Conditional Use Permit; north side of North Outer Forty Road, east of Boones Crossing Road.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve a sixty-four (64) square foot sign, with a maximum height of ten (10) feet above the average existing finished grade elevation at the base of the sign, or elevation of the adjacent street, in conjunction with the recommendation of the Department. The motion was seconded by * Commissioner Casey **and passes by a voice vote of 9 to 0.**

COMMITTEE REPORTS

- A. **Ordinance Review Committee** - No report.

Chairman McGuinness inquired about off-site signage.

[*REVISED 2/13/95]

Director Duepner noted the Department contacted both the State and County Highway Departments, as the signs would be within their rights-of-way. They responded that they would not be receptive to allowing additional signage within their rights-of-way. Their responses will be presented, in writing, to the City.

B. **Architectural Review Committee** - No report.

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff noted the Institutional Landscape Guidelines are awaiting scheduling for the Planning and Zoning Committee's review.

It was noted the Planning and Zoning Committee meeting scheduled for January 26th was canceled due to lack of a quorum.

D. **Comprehensive Plan Committee**

Co-Chair Dalton noted the West Area Study Committee will meet on February 1, 1995. He deferred details of this meeting to Senior Planner Griggs-McElhanon.

Senior Planner Griggs-McElhanon noted the Department is currently finalizing the results of the West Area Sub-Committee's verbiage to be reviewed by Mr. Casey. A meeting is being scheduled for February 1st, and the notice will go out this week with the proposed verbiage.

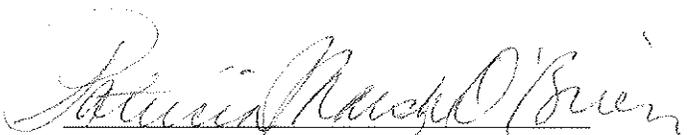
Chairman McGuinness noted Mr. Casey will report to the West Area Committee regarding the product (accomplishments) of his two (2) meetings. The Committee will report back to the Commission.

E. **Procedures and Planning Committee**

Committee Chair O'Brien stated, in accordance with everything discussed this evening, she will work with Director Duepner to arrange a Procedures Committee meeting in the foreseeable future.

Chairman McGuinness noted everyone is welcome to come to that meeting.

The meeting adjourned at 7:46 p.m.


Patricia O'Brien, Secretary

[MINI-23.095]