

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 24, 1994



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

PRESENT

Mr. Fred Broemmer
Ms. Mary Brown
Mr. Dave Dalton - arrived later
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Barbara McGuinness
Mr. Douglas R. Beach, City Attorney
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Council Liaison Susan Clarke

INVOCATION - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness stated that, in order to facilitate better record-keeping, Commissioners are requested to state their name first when making a motion (i.e., Commissioner Brown moves to approve..., Commissioner Kirchoff seconds the motion).

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

Commissioner Scruggs made a motion to approve the minutes from the meeting of January 10, 1994. The motion was seconded by Commissioner Kirchoff and passed by a voice vote of 8 to 0.

PUBLIC COMMENTS

Speaker #1 Dr. R. M. Demko, 16407 Wilson Creek Court, Chesterfield, MO 63005.

Dr. Demko spoke on behalf of a petition to change the ordinance governing the Chesterfield Executive Park noting the following:

- They wish to increase the size of the old soccer club to add 12,000 square feet.
- Including the meeting rooms and other facilities, there will be a total of approximately 40,000 square feet.
- The increased square footage requested includes the existing restaurant and additional sky boxes, meeting rooms, weight rooms, sports medicine rooms, etc.

COMMENTS/DISCUSSION BY COMMISSION

- An In-Line skating facility is proposed to be located on an abandoned easement (1/2 acre in size), just west of the existing building.
- Residents have indicated a great interest in an outdoor In-Line skating facility in this area. He requested the Commission consider this tonight.

Chairman McGuinness stated that, as the letter Dr. Demko referred to was received at 4:55 p.m. this evening, the Commission will ask the Planning Department to look at this request; but, would probably not act upon it tonight.

Dr. Demko stated the Planning Department told him to include this in the request, and he does not expect a decision tonight. The purpose of his comments are intended to alert the Planning Commission of the intention. The request tonight is for consideration of the additional 12,000 square feet.

Speaker #2 Mr. George Koob, 1160 Wood Summit Drive, Ballwin, MO 63011.

Mr. Koob spoke on behalf of P.Z. 2-92, noting the following:

- He noted the applicant for the soccer club did not specifically mention the number of seats (i.e., from what he heard him say 800 seats with a 12,000 square foot expansion).
- The Ice Rink project was requested to perform a Traffic Generation Study. He noted this was not included in the soccer club's request, and hopes the Commission will require this information, as the addition of 800 seats could be a significant traffic generator.

Chairman McGuinness noted that, for informational purposes, Mr. Koob is connected with the Ice Rink across from the Smokehouse. She summarized his request as being consideration of the number of seats, parking and traffic generated by the proposed soccer club expansion.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 18 & 19-93 Nooning Tree Partnership; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure in the "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Commissioner Kirchoff made a motion to hold this matter. The motion was seconded by Commissioner Broemmer and passed by a voice vote of 8 to 0.

- B. P.Z. 1 & 2-94 Taylor-Morley, Inc.; a request for a change in zoning from "NU" Non-Urban District to "R-1A" 22,000 Square Foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 Square Foot Residence District; Wild Horse Creek Road, west of Chesterfield Estates Drive.

Joe Hanke, Planner II, summarized the items being evaluated by the Department, and the recommendation this matter be held until the meeting of February 14, 1994.

Commissioner Scruggs made a motion to hold this matter until the meeting of February 14, 1994. The motion was seconded by Commissioner Sherman and **passed** by a voice vote of 8 to 0.

- C. **P.C. 86-75 Chesterfield Realty Service Company (Cedar Mill Bath and Tennis Club)**; a request for amendment of Conditional Use Permit in "R-2" 15,000 Square Foot Residence District; northeast of Baxter Road on Cedarmill Drive.

Toni Hunt, Planner I, summarized the Department's report and recommendation to approve the amendment of Conditional Use Permit #303.

Commissioner Brown made a motion to approve the requested amendment, as outlined in the Department's report. The motion was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

- A letter from the Trustees stated they have met with residents in close proximity to the club, and they have expressed no opposition to this request.
- Staff has spoken with trustees and residents, including one resident who previously filed a complaint regarding loud music; they expressed approval of the requested amendments.
- The public address system is to be utilized for giving direction to participants in swim meets, diving contests and/or similar athletic events only. It is not to be utilized for music during private parties.
- No objections have been made by residents regarding the use of the public address system in conjunction with the swim meets.
- Typically, athletic events do not occur after 10:00 p.m. in the evening. The extension of the hours to 12:00 midnight are intended to provide residents with more flexibility [i.e., use the facilities after the heat of the day].

Director Duepner suggested that "but not past 10:30 p.m." be added to the end of Condition 20.

Commissioner Broemmer made a motion to amend the original motion as suggested by Director Duepner. The motion was seconded by Commissioner O'Brien.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Brown, no; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, no; Commissioner Sherman, no; Chairman McGuinness, no. **The motion fails as the result of a tie vote.**

- The rationale of the objection to the amendment was discussed.
- Some Commissioners believed that the later hours would be infrequent and would not present a problem for residents.
- There was concern about allowing the public address system to operate until midnight, in that it might encourage the facility to regularly schedule athletic events after 10:00 p.m.

Toni Hunt, Planner I, noted the complaints received to date have been limited to use of the public address system in conjunction with music only.

Director Duepner noted that the events are scheduled for younger people; therefore it would be highly unlikely parents would allow their children to participate in a swim meet past a reasonable hour.

- The Department was directed to obtain more information from the Trustee's of the Bath and Tennis Club, as well as the Subdivision Trustees. The Trustees of the Bath and Tennis Club are to be requested to submit letters from residents to the Department.

Commissioner Domahidy made a motion to table the item. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 8 to 0.**

Director Duepner stated the Department will work with the Trustees of the Swim Club (who will meet with Trustees of the Subdivision) to obtain the information requested by the Commission.

Chairman McGuinness noted the Commission is seeking consensus of the neighbors that they are in favor of the requested amendments.

- D. **P.Z. 2-92 West County Soccer Club**; a request for amendment of "M-3" Planned Industrial District Ordinance; west side of Cepi Drive, south of Chesterfield Airport Road.

Senior Planner Laura Griggs-McElhanon responded to the letter received tonight from Dr. Demko.

- The gross floor area limit would be increased to 40,000 square feet, which includes the second floor.
- An outdoor, lighted, In-Line skating facility was mentioned for the first time. The Department will need an opportunity to review this request before making a recommendation. This use may require an ordinance amendment.
- The Department's report tonight does not include the In-Line skating facility.

COMMENTS/DISCUSSION BY COMMISSION

Chairman McGuinness stated the Commission will consider the request for 40,000 square foot gross floor area limit tonight.

Senior Planner Laura Griggs-McElhanon stated the recommendation of the Department to allow the petitioner to increase the maximum gross floor area to 40,000 square feet, which would result in an overall increase in 48% for lot 8, but only a 7% increase in total square footage for the eleven (11) lot subdivision. The Department recommends the overall subdivision square footage to be increased to a minimum of 188,000 square feet, and all references to "soccer facility" in the entire ordinance be amended to state "gymnasium," as this is a more generic term.

Senior Planner Laura Griggs-McElhanon stated, for informational purposes, the following:

- If there are several issues which need to be worked out on this proposal having nothing to do with the ordinance amendment [i.e., parking requirements], they will get worked-out and brought before the Commission when the amended Site Plan is brought in for review.
- The parking requirements for an ice skating facility is one (1) space for every four (4) seats, plus two (2) loading spaces and one (1) space for every vehicle used by the business and parked there.
- The stand-alone restaurant at this facility needs to be calculated separately for its parking requirements, and seating needs to be determined.

Commissioner Dalton arrived at the meeting at this time.

COMMENTS/DISCUSSION BY COMMISSION

- Parking requirements for the soccer club are based on playing fields [i.e., fifty (50) parking spaces for every playing field, **plus** one (1) space for every three (3) seats]. The ice arena would require one (1) space for every four (4) seats, with no requirement for the playing field.
- The In-Line skating proposal will have to be reviewed to determine whether or not it will require an ordinance amendment.
- Dr. Demko had indicated to the Department that the area where the current volleyball courts are situated would be able to accommodate additional parking required by the proposed expansion.
- The number of seats allowed will be dependent upon the amount of parking provided on the site.

Senior Planner Griggs-McElhanon noted the proposal before the Commission this evening is to approve the amendment to allow the building size to be increased. She stated it would be more appropriate for the petitioner and Department to address the parking issue **after** the ordinance amendment is approved.

- The petitioner has indicated the indoor facility will be utilized for ice skating only.
- Based on the existing seating in the soccer facility, the ice skating facility would require eighty-five (85) parking spaces. The petitioner indicated they want to increase the seating to 800, which would require 247 parking spaces, which includes the restaurant.
- The petitioners stated they will add on to the south and west edges of the existing building and required setbacks will be met.

Director Duepner noted the following:

- Details of the seating were not discussed with petitioner.
- Parking limitations were discussed relative to the amount of area on the site, noting what is currently allowed.
- The request is to add on to the building, [i.e., a building addition, outward, proposed to provide additional facilities such as a locker room, etc.], and increase the number of seats.

- The facility was originally granted approval for 150 seats. The additional uses proposed would be as activity space, not considered a substantial change from the original use. At this point the Department doesn't see the need for a traffic study.
- The proposed In-Line skating facility will have to be studied before the Department can make any further recommendations.

COMMENTS/DISCUSSION BY COMMISSION

- The extent of the existing development was discussed.

A motion to approve the Department's recommendation, as amended verbally [i.e., additional 5,000 square feet, for a total increase of 12,000 square feet, and "soccer facility" being changed to "gymnasium"] was made by Commissioner Dalton. The motion was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- Due to the fact the facility will no longer be utilized for soccer, the Department believes it reasonable to change the verbiage of that portion of the ordinance to reference a "gymnasium" or athletic facility.
- The parking issue may, or may not, require additional parking. That issue needs to be determined in terms of how much seating is proposed in the enlarged facility.

Commissioner Scruggs made a motion to amend the original motion to change the word from "soccer" to "gymnasium" to "ice rink." **The motion dies for lack of a second.**

COMMENTS/DISCUSSION BY COMMISSION

- The setback requirements which dictate the parking and building allowances, landscaping, and handling of stormwater, will have to be addressed at the time of the Site Plan submittal.
- There was concern that the petitioner could ask for a parking reduction.
- Our ordinance allows the petitioner to ask for a parking reduction; however, there has to be consideration in terms of the uses proposed, and whether or not there is some trade-off in terms of parking areas that can be accommodated.

Upon a roll call the vote was as follows: Commissioner Broemmer, no; Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes. **The motion passed by a vote of 8 to 1, with Commissioner Broemmer voting no.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 16 & 17-93 Taylor-Morley, Inc. (Sea Beauty Farm)**; Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 Square Foot Residence District Site Development Plan; west side of Wilson Road, south of Wilson Farm Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve P.Z. 16 & 17-93 Taylor-Morley, Inc. (Sea Beauty Farm) Planned Environment Unit Procedure. The motion was seconded by Commissioner Scruggs and **passed by a voice vote of 9 to 0.**

- B. **Somerset Plat One-A**; Planned Environment Unit (PEU) in the "R-1A" 22,000 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve Somerset Plat One-A Planned Environment Unit Procedure Subdivision Record Plat. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 9 to 0.**

- C. **P.Z. 20-93 Carl R. Tisone (U.S. Sports Ice Arena)**; Conditional Use Permit in "NU" Non-Urban District Site Development Plan and Architectural Elevations; north side of North Outer Forty Road, east of Boones Crossing Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve P.Z. 20-93 Carl R. Tisone (U.S. Sports Ice Arena) Conditional Use Permit, Site Development Plan and Architectural Elevations. The motion was seconded by Commissioner Sherman and **passed by a voice vote of 9 to 0.**

- D. **Wildhorse Springs Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve Wildhorse Springs Subdivision Planned Environment Unit (PEU) Procedure Subdivision Record Plat. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 9 to 0.

Director Duepner reported that P.Z. 11-93 City of Chesterfield (Sign Regulations) was held by the Planning and Zoning Committee at its last meeting on January 19, 1994. The Planning and Zoning Committee made and approved a motion to thank the Planning Commission for its efforts and the good job done on recommendations to P.Z. 11-93.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Co-Chair O'Brien reported the following:

Persons who will attend the meeting will be Committee Co-Chair Mary Brown, Joe Hanke - Planner II, Jerry Duepner - Director, and herself. They are meeting Tuesday, February 1, 1994, at 2:00 p.m., to discuss other ordinance issues, not related to signs. The issues will be prioritized to determine whether there are other issues the Committee will need to carry forward. After this meeting, another Ordinance Review Committee meeting will be set before reporting back to the Commission for endorsement to Council.

B. Architectural Review Committee

Committee Chair O'Brien reported that Council Member Susan Clarke is to provide revised statements on the Guidelines. Director Duepner will pursue this information.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported the Landscape Committee is awaiting responses back from local organizations, with respect to the draft Landscape Guidelines for Chesterfield Valley. They anticipate obtaining this information within the next month, and will re-convene to consider comments received, and report back to Commission with the final document. He pointed out that Sea Beauty Farms utilized the Landscape Architect without being required to do so. He believes this is in concert with the Committee's belief that good quality developments select Landscape Architects, whether required to do so or not.

D. Comprehensive Plan Committee

Committee Co-Chair Domahidy reported they need to schedule a meeting.

Director Duepner stated the meeting would be Wednesday, February 2nd, at 5:00 p.m., in the Government Center.

Committee Co-Chair Domahidy reported the Committee is delighted with the concurrence of the Planning and Zoning Committee that Staff assistance be provided for the project.

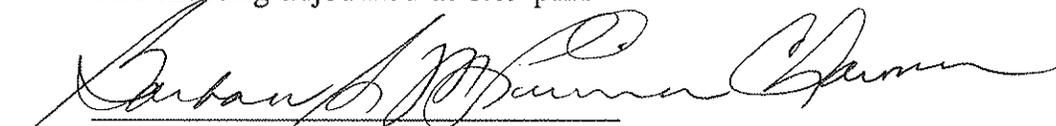
E. Procedures & Planning Committee - No report.

Chairman McGuinness stated that on January 31, 1994, 5:30 p.m., both she and Commissioner Kirchoff will serve on the review panel for consultants being considered by the City to revise our Subdivision and Zoning Ordinances.

City Attorney Beach noted the last public informational meeting on the Parks Plan will be Thursday, January 27th, at 7:00 p.m. They are looking for more input.

Director Duepner noted the Department is working with the Public Works Department on the Public Hearing signs (3' x 3' signs) and will get back to the Commission at its next meeting.

The meeting adjourned at 8:09 p.m.


Walter Scruggs, Secretary

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