

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 27, 1992



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

PRESENT

ABSENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. Bill Kirchoff
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

Ms. Barbara McGuinness
Ms. Pat O'Brien

INVOCATION: Councilmember Betty Hathaway

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - No Public Hearings

APPROVAL OF THE MINUTES

The Minutes were approved from January 13, 1992.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 1-92 Krieger's Pub and Grill; a request for a Conditional Use Permit (CUP) in "C-8" Planned Commercial District; east side of Clarkson Road (Highway 340), north of Baxter Road.

Senior Planner Laura Griggs-McElhanon said that, in keeping with Commission policy, a Department report will be submitted to the Commission at the meeting on February 10, 1992. She outlined the issues currently being evaluated by Department staff, and the Department recommends this matter be held.

A motion to hold this matter was made by Commissioner Brown and was seconded by Commissioner Cannon. **The motion passed by a voice vote of 7 to 0.**

- B. Proposed amendment to the Comprehensive Plan of the City of Chesterfield to include in the Plan definition of the term "Office Campus."

Director Duepner presented the report which included the Department's recommended definition for the term "Office Campus."

A motion (in concept only) was made by Commissioner Cannon to approve the definition recommended by the Department with the exception of:

- Add the word "Serious" (or any other modifying word) before the word "Consideration" which begins the 2nd to last sentence of the definition.
- Drop the last two words of the definition - "wherever possible."

The motion was seconded (in concept) by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- Inserting the word "serious" may imply that the Commission does not make serious considerations of matters. This is not the case.
- To give the definition teeth, it was suggested that the definition be changed to read "Office Campus development should utilize structured parking to facilitate the provision of open spaces."

- In some instances structured parking requirements may be more of an encroachment than a benefit.
- A project may be acceptable to the Commission which has sufficient open space, not requiring structured parking. It should be encouraged where needed, but recognize that there is not, necessarily, a need for it in every situation.

Commissioner Dalton left the meeting at this time.

Commissioner Cannon made a motion to approve the proposed wording of the Department except delete the words "wherever possible," and add a period after the word "minimized." The motion was seconded by Commissioner Brown.

The roll call vote was as follows: Commissioner Brown, yes; Commissioner Cannon; yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 0.**

- C. P.Z. 22-90 Sverdrup Investments; a request for an extension of time for submittal of "C-8" Planned Commercial District Site Development Concept Plan; south side of Conway Road, west of White Road.

Commissioner Dalton returned to the meeting at this time.

Director Duepner presented the request and the Department's recommendation for approval of the eighteen (18) month extension of time (March 4, 1994) to submit, for review and approval, a Site Development Concept Plan for this development, subject to the condition that, at the time of the expiration of the required landscape (installation) bond, a Landscape Maintenance Bond be established.

COMMENTS/DISCUSSION BY COMMISSION

- The dedication has not been made at this time. The petitioner stated he is not in a position to submit a Site Development Concept Plan at this time because of market conditions.
- If the petitioner receives the requested extension of time, the petitioner indicated he will proceed with the dedication forthwith.

- The advantage to the City of the buffer strip dedication would be that it settles the issue, once and for all, in terms of the 120 foot strip. This was a commitment made by the developer at the time the proposal was pending before the City Council.
- A house on the property is deteriorating rapidly, and the cemetery needs care.
- In terms of the requirement of dedication, it is to include maintenance by the petitioner, or owner, for such time as required by the City, and for provision of access to that strip, as approved by the City.
- Future use of site versus real estate signs were discussed. This is one issue currently under review by the Ordinance Review Committee.

Commissioner Kirchoff made a motion to approve the extension. The motion was seconded by Commissioner Scruggs, **and passed by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 15 & 16-91 Premier Homes, Inc. (Wellesley Place); Planned Environment Unit in "R-4" 7,500 square foot Residence District Amended Site Development Plan; north side of Olive Boulevard, west of West Drive.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the amended Site Development Plan with the landscaping requirement, as set forth by the Department. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was raised regarding the height of the retaining wall. It was suggested that the Department seek the recommendation of an Urban Forester regarding possible ground cover to prevent erosion.

Commissioner Sherman made a motion to amend the original motion, to include that an Urban Forester be consulted to determine what type of materials should be planted among and between these junipers to slow the erosion and to provide maintenance free service; and that the developer would then be required to follow the Urban Forester's recommendations, or an alternate method as approved by the Department of Planning. **The motion failed for lack of a second.**

Director Duepner suggested the original motion include the requirement of suitable ground cover which would retard erosion and have a low maintenance quality, to be determined by the Department.

The wording of Director Duepner was accepted by Commissioner's Kirchoff and Dalton as part of the main motion. The roll call vote was as follows: Commissioner Brown, yes; Commissioner Cannon, no; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 1.**

B. Hugo Essen Farm Subdivision (Wellesley Place and Broeker property); Boundary Adjustment Plat; north side of Olive Boulevard, west of West Drive.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Boundary Adjustment Plat. The motion was seconded by Commissioner Brown, and **passed by a voice vote of 7 to 0.**

C. Wellesley Place; Planned Environment Unit in "R-4" 7,500 square foot Residence District Subdivision Record Plat; north side of Olive Boulevard, west of West Drive.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Subdivision Record Plat. The motion was seconded by Commissioner Cannon, and **passed by a voice vote of 7 to 0.**

D. Sycamore Place ; Planned Environment Unit in "R-3" 10,000 square foot Residence District Subdivision Record Plat (Plat III); east side of Sycamore Drive, north of Kehrs Mill Road.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Subdivision Record Plat. The motion was seconded by Commissioner Sherman, and **passed by a voice vote of 7 to 0.**

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chairman Brown reported that the Ordinance Review Committee will meet this Thursday, January 30th, at 4:30 p.m.

B. Architectural Review Committee

Commission Chair Domahidy noted that Commission Members received, in their packets, a copy of the letter which was sent to Mayor Leonard and the City Council, following discussion at the last meeting.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff stated that the Committee met the second Tuesday of January and further revised the draft of landscape policy. The Committee will meet again on February 13th.

D. Comprehensive Plan Committee

Chairman Domahidy noted the Committee is planning the beginning of the update of the Comprehensive Plan process, and has scheduled a meeting with the residents and businesses of the newly annexed area on February 5, 1992.

Director Duepner noted the following:

- A letter was sent out to the residents and businesses of that area by the City informing them of the meeting, as well as providing them with some general information about the City, and City operations.
- A press release has been sent to both the Chesterfield Journal and the Post Dispatch, informing them of the meeting, and will be posted as a public meeting.
- The meeting is to be held at 7:00 p.m., in the City Council Chambers.

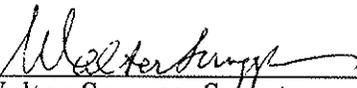
Councilmember Hathaway requested that the above-referenced letter be sent to Bob Dierberg, Mr. Dean, and Incarnate Word Church.

Director Duepner said that he would check with the City Clerk, who is responsible for this mailing.

E. Procedures Committee - No report.

Director Duepner noted that Commission Members have been provided binders with copies of the Zoning and Subdivision Ordinances. He also noted that, as amendments are made to the ordinances, the Department will three-hole punch them and dispense to the Members so they can supplement their ordinances. He further advised that Members may turn-in their current copies to be recycled.

The meeting adjourned at 7:50 P.M.



Walter Scruggs, Secretary

[MIN1-27]