

V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 13, 1989

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

PRESENT

ABSENT

Chairman Barbara McGuinness	Mr. Charles Bryant
Mr. Edward Bidzinski	
Ms. Mary Brown	
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. Dennis Chitwood, Mary Magdalene Church.

The Pledge of Allegiance was led by Tom Hall.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

P.Z. 8-89 Sullivan Hayes Co. and P.Z. 9-89 Sullivan Hayes Co.

Mr. Walter Lamkin spoke on behalf of the petitioner. Also commenting were Mr. Hayes and Mr. Jim Johnson. Mr. Lamkin gave a history of the proposed project. Mr. Lamkin stated that this is a most logical use of the land at this site, as it is an extension of commercial properties already adjoining the site (i.e., Friendship Village, Faust Park).

Mr. Bidzinski and Ms. Domahidy discussed with the petitioner as to why this request could not wait until the completion of the Comprehensive Plan process.

Speakers in Favor

Mr. Tom Hall, 35 Arrowhead. spoke as representative of Arrowhead Estates.

Mr. Paul Rullo, 5 Braniff Court, spoke as a White Plains Subdivision representative.

Mr. Charles Barron, 20 Arrowhead, spoke as an individual.

Speakers in Opposition

Mr. John L. Sander, 1230 Beaver Creek, spoke on behalf of Shenandoah Resident's Association.

Ms. Betty Hathaway, 112 High Valley Drive, spoke as an individual.

Mr. Dan J. Kazanas, 1153 Richland Drive, spoke on behalf of Shenandoah Resident's Association.

Mr. Bud Gruchalla, 5 Foxhunt Drive, spoke on behalf of the White Plains Resident's Association.

Mr. Ted Jansen, 9 West Drive, spoke as an individual.

Mr. Dick Walton, 1241 Hidden Oak, spoke as an individual.

Mr. Thomas P. Brown, 15478 Duxbury Way, spoke as an individual.

Mr. John Stobbe, 1227 Hidden Oak Road, spoke as an individual.

Mr. Roger Martin, #1 Brisbase, spoke as an individual.

Rebuttal

A show of hands indicated 28 in Favor and 51 Against.

APPROVAL OF THE MINUTES - The minutes of the Meeting on January 23, 1989 were approved.

COMMITTEE REPORTS

Ms. Domahidy reported that the City Council and the Comprehensive Plan Sub-Committee have selected the citizens to serve on the Comprehensive Plan Committee. She gave the names of the citizen volunteers who were chosen. Ms. Domahidy said that two students will also be selected to serve, one from Lafayette High School, representing the Rockwood School District, and one from Central

Senior High, representing the Parkway School District. Alternates were also named. The motion to approve the list was made by Ms. Brown and seconded by Mr. Kirchoff. The list was approved by the Planning Commission by a voice vote of 8 to 0.

OLD BUSINESS

P.C. 152-78 Monsanto Company

Mr. Duepner stated that this item is a carry-over from the last meeting. The Department of Planning recommended approval of an Amendment to the Ordinance governing this development that would allow for the limited production of products and storage, not to exceed 5% of the total floor area of the buildings, and that not more than 40% of any single building would be utilized for the limited production and storage of products. An amended site development plan would also be required.

The motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Dr. Pritchard. The motion passed by a vote of 7 for, 0 against, and 1 abstention by Ms. Domahidy.

P.C. 1-88 DeShetler

Ms. Kleiner stated JRB/Flagg has clarified the design elements and benefits of a two (2) building development for Chesterfield Square. The petitioner has also provided the five (5) foot setback on the southern end of the development, as recommended by the Department of Planning/Economic Development. The Department recommended approval of the amendment with conditions as stated in the report to the Commission.

The motion to approve the recommendation was made by Mr. Bidzinski and seconded by Ms. Burnett. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, no. The motion passed by a vote of 7 to 1.

P.C. 21-88 Thomas E. and Janice M. Woodson

Mr. Duepner stated that this matter was brought back to the Commission for action on the original request of "NU" District to "R-1A" District at the recommendation of the City Attorney. After further review of this matter, the City Attorney and the Department determined that no further action by the Commission was needed on this matter. The Planning Commission, therefore, took no action.

P.Z. 4-89 E. S. Development, Incorporated

Mr. Duepner stated the petitioner's request for rezoning from "C-8" Planned Commercial District and "M-3" Planned Industrial District to "C-8" Planned Commercial District and Amended "C-8" Planned Commercial District for a 124.3 acre tract of land. The proposed uses are: automobile dealerships and related uses, including auto body shops, hotels, offices and office warehouse, restaurants and service stations with car wash and convenience retail. The Department recommended approval of this petition, subject to conditions contained in Attachment B.

Questions were raised by the Commission regarding lighting, road improvements, traffic signalization.

Mr. Hrabko suggested that provision for a traffic signal at the intersection of Spirit Boulevard and Chesterfield Airport Road be included.

The motion to approve the Department's recommendation was made by Mr. Bidzinsky and seconded by Mr. Kirchoff. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Ms. Burnett, no; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 1.

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

Ms. Kleiner presented the Planning Commission's petition to rezone a 3.5 acre tract of land at Kehrs Mill Road and Sycamore Drive from the "R-3" Residence District to "NU" Non-Urban District, which was its original zoning classification. The Department recommended that the petition be denied, noting the development pattern in the area around Kehrs Mill Road and the recommendation for adjacent parcels in the Chesterfield Community Area Study.

The motion to accept the Department's recommendation to deny the request was made by Ms. Burnett and seconded by Mr. Kirchoff. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, 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 8 to 0.

P.C. 37-82 Dean and Onie Boulware

Ms. Kleiner stated the petitioner, Harold Arbeitman, has requested an amendment to Conditional Use Permit #435, which authorizes a riding stable on the north side of Wild Horse Creek Road, east of

Eatherton Road. The petitioner proposes to increase the square footage of gross floor area allowed by C.U.P. #435 from 15,000 to 24,000 square feet. The Department recommended approval with the conditions that the uses permitted by this Conditional Use Permit shall be contained in one free-standing building with a maximum gross floor area not in excess of 21,000 square feet.

The motion to approve the petitioner's request to allow the full 24,000 square feet was made by Mr. Kirchoff and seconded by Dr. Pritchard. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, 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 8 to 0.

P.C. 129-78 John H. Kramer

Ms. Kleiner stated the petitioner's request for an amendment to Ordinance #8898, in order to allow one free-standing sign at the Chesterfield Airport Road entrance to the site. The Department recommended approval of an amendment to Section 3.(f) of Ordinance #8898 to read: one free-standing business sign shall be permitted fronting on Chesterfield Airport Road, not to exceed 32 square feet, and facing U.S. Highway 40 in accordance with the provisions of Section 1002.151 "M-1" Industrial District of the Zoning Ordinance.

The motion to approve the request was made by Ms. Domahidy and seconded by Ms. Burnett. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, 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 8 to 0.

P.C. 87-86 Leo Eisenberg Company

Mr. Duepner stated the request of Mr. Marty Henson of Clayton Engineering Company, on behalf of Lord of Life Lutheran Church, for the amending of Ordinance #13040 to permit the use of a portion of an 11.6 acre tract for a church, in conjunction with previously authorized multiple-family dwelling units and a fire station. The Department of Planning/Economic Development recommended approval of the request to amend Ordinance #13040, with conditions listed in its report.

The motion to approve the request was made by Ms. Burnett and seconded by Mr. Golub. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, 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 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

Lot 3 Herman Stemme Office Park - boundary adjustment plat; south side of Roosevelt Parkway, west of Schoettler Road.

Ms. Kleiner gave the Department's recommendation to approval the Boundary Adjustment Plat for Lots 3B and 3C of the Herman Stemme Office Park.

The motion to approve the request was made by Mr. Bidzinski and seconded by Mr. Golub. The motion passed by a voice vote of 8 to 0.

Zierenberg Subdivision - minor subdivision record plat; south side of Olive Boulevard, east of Western Mill.

Mr. Duepner stated the Department's recommendation to approve the proposed minor subdivision plat.

The motion to approve the request was made by Ms. Domahidy and seconded by Mr. Bidzinski. The motion passed by a voice vote of 8 to 0.

Conway Ridge - subdivision record plat; east side of White Road, at Rainy Lake Drive.

Mr. Duepner stated the Department's recommendation to approve the record plat for the Conway Ridge Subdivision.

The motion to approve the request was made by Ms. Domahidy and seconded by Ms. Burnett. The motion passed by a voice vote of 8 to 0.

Sycamore Place - subdivision record plat; northern terminus of Terrimill, east of Sycamore.

Mr. Duepner stated the Department's recommendation to approve the record plat for Sycamore Place.

The motion to approve the request was made by Ms. Domahidy and seconded by Ms. Burnett. The motion passed by a voice vote of 8 to 0.

Baxter Crossing - subdivision information sign; west side of Baxter Road Extension, northeast of Wilson Road.

Mr. Duepner stated the Department's recommendation to approve the two monument-type information signs, but to deny the proposed fifty (50) square foot information sign to be located at Wilson Spur and Baxter Road.

The motion to approve the Department's recommendation was made by Mr. Golub and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 0.

(Mr. Kirchoff left the meeting at this time)

P.C. 36-88 Barnes Continuing Care Corporation - MXD Site Development Plan; east side of Olive Boulevard, south of Appalachian Trail Drive.

Ms. Kleiner stated the Department's recommendation to approve the construction materials, as submitted and amended site development plan.

The motion to approve the amended site development plan and construction materials, and forward the recommendation to the Planning and Economic Development Sub-Committee of the Council for its review and approval, was made by Ms. Domahidy and seconded by Ms. Brown. The vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

P.C. 14-87 Mary Plant Faust and St. Luke's Development Corporation - a Conditional Use Permit; "R-1A" Residence District; Building Elevations and Materials; west side of Olive Boulevard, north of Ladue Road.

Ms. Kleiner stated the Department's recommendation to approve the building elevations and materials, which have met the concerns expressed by Planning Commission at its meeting of January 9, 1989.

The motion to approve the request was made by Dr. Pritchard and seconded by Ms. Burnett. The motion passed by a voice vote of 7 to 0.

Valley Center Plat II - easement and record plat; south side of Chesterfield Airport Road, east of Long Road.

Mr. Duepner stated the Department's recommendation to approve the proposed easement and record plat.

The motion to approve the recommendation was made by Mr. Golub and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

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

Mr. Duepner stated that the sign size and location was approved by the Planning Commission at its last meeting. The Department recommended approval of the proposed sign colors and level of illumination.

This item was submitted to the Commission for information purposes.

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

Mr. Duepner stated that the petitioner has submitted additional information regarding this sign; therefore, the Department recommended approval of the 120 square foot sign to be located at the entrance of the Subdivision.

The motion was made by Ms. Brown to approve the sign, with the provision that the builder is not permitted any other temporary or information signs at the entrance, and that the sign conform to the originally proposed green and gold colors. The motion was seconded by Mr. Golub. The motion passed by a vote of 7 to 0.

The meeting adjourned at 11:20 p.m.

Mr. Charles Bryant - Secretary

[MIN2-13]