PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 24, 1992

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

PRESENT

Ms. Mary Brown
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon

INVOCATION: Mayor Jack Leonard.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS -

APPROVAL OF THE MINUTES

The Minutes were approved from February 10, 1992.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 2-92 West County Soccer Club, Inc.; Amended "M-3" Planned Industrial District development; south side of Chesterfield Airport Road, east of Goddard Avenue.

Director Duepner reported that this matter was before the Commission at a public hearing on February 10, 1992. According to Commission policy, the Department is submitting a list of the issues which will be addressed in the Department's report to the Commission at its next meeting. The Department recommends that this matter be **held**, and a report will be submitted to the Commission at its next meeting.

Chairman Domahidy inquired whether the Commission had any other comments to add to the report.

No comments were made.

A motion to **hold** this matter was made by Commissioner Sherman. The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.Z. 26-89 Midland-Capitol Properties (Chesterfield Crossing); "C-8" Planned Commercial District roof-top Mechanical Equipment (Satellite Dish); west side of Clarkson Road, north of Lea Oak Drive.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to not require any deliberate satellite dish screening, understanding that the dish will, in great part, be screened by the recommended forty (40) lineal feet of HVAC screening which will extend four (4) feet above the existing parapet. The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

B. Christ Chapel; "NU" Non-Urban District Site Plan and Architectural Elevations; east side of Kehrs Mill Road, south of Wild Horse Creek Road.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Site Plan, as recommended by the Department, but to hold on architectural and landscaping approval. The motion was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- Materials on the proposed addition are not compatible with the materials on the existing building.

- The Committee desires additional landscaping adjacent to the structure.

- The Committee desires the proposed structure to consist of materials which promote greater harmony with the existing building and surrounding site.

The motion **passed by a voice vote of 8 to 0.**

C. P.C. 130-85 Peachtree Limited (Peachtree Apartments); Subdivision Identification Sign; east side of Olive Boulevard, north of Chesterfield Parkway North.

Commissioner Kirchoff made a motion to approve the proposed 42.5 foot Subdivision Identification Sign, as recommended by the Department. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that the new sign could be the same square footage as the sign it is to replace.

- Landscaping is proposed at the base of the sign, in the form of shrubs (perennials and bulbs will be placed in the planter). In addition, one Crab Apple Tree will be planted on each side of the proposed sign.

- Lighting was approved for the existing sign in July of 1990.

- Management and ownership has changed for the development.

- The existing sign may be moved to the Chesterfield Parkway North portion of the site; however, the petitioner would have to bring this matter before the Commission for approval. The petitioner is entitled to a sign on each road frontage.

- A slide of the existing sign was shown to the Commission. The proposed sign is the same length [about ten (10) feet] as the existing sign. The additional area is, in part, due to the addition of the tree on the top portion of the proposed sign.

- The proposed double-faced sign is more in keeping with the type of signs desired by the City.

The roll call vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 8 to 0.

D. P.Z. 27-90 Pauline T. and David D. Bolk; CSP Site Development Plan in the "R-2" District; south of Olive Boulevard, west of Westbury Drive.

Director Duepner stated this matter was before the Commission for re-approval of the Site Development Plan, and the Department is of the opinion that, in order to allow the petitioner time to record the Ordinance and Conditions, re-approval of the Site Development Plan is required. The Department recommends approval of the Site Development Plan, subject to the stormwater control easement condition stated in the Department report.

Commissioner Kirchoff made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- The detail of the stormwater control will be determined in the future.

- The existing sign is in compliance with the Ordinance governing the property.

The motion **passed by a voice vote of 8 to 0.**

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Brown reported that the next meeting will be Tuesday, February 25th, at 4:30 p.m. She reported that two (2) items need to be brought before the Committee - possible amendments to the Ordinance relating to Satellite Dishes and Off-Street Parking Requirements. She noted the following:

Satellite Dishes

Currently our Ordinance governing satellite dishes in residential and commercial areas does not provide for "umbrella type" satellite dish installations. This is a new type of satellite dish, primarily used on patios and around pools. It looks like an umbrella, thereby providing excellent screening.

Committee Chair Brown made a motion to **refer** this to the Department for scheduling of a public hearing to amend the Ordinance to allow the "umbrella type" satellite dish installation. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 8 to 0.**

Off-Street Parking Requirements for Nursing Homes

The Committee recommends an ordinance amendment which would reduce the parking requirements for self-care units from the current one (1) space per unit, to .75 spaces per unit. This is deemed reasonable, as transportation services are typically provided to tenants, many do not have their own cars.

Committee Chair Brown made a motion to **refer** this to the Department for scheduling of a public hearing to amend the Ordinance relative to off-street parking, as stated previously. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 8 to 0.**

B. Architectural Review Committee

Committee Chair O'Brien reported that the Guidelines are being revised by the Department in accordance with issues raised at the last meeting of the Committee. In addition, the Committee will not be meeting March 3rd, but will meet on a Tuesday, the date is yet to be determined.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported that the Committee will meet March 12, 1992, 4:00 p.m. The Committee will have output sometime after the April meeting.

Commission Chairman Domahidy stated that the Urban Forester, who attended the last meeting of the Site Plan/Landscape Committee, would be willing to help at various points in our process.

D. Comprehensive Plan Committee

Committee Chair McGuinness reported that the Committee originally desired a Committee of eight (8) persons to serve on the Update Committee. Three persons were appointed, and four (4) additional persons signed-up.

1) Mr. J. W. Flaig P.E., 290 South Woods Mill Road
2) Kevin Cantrell, 13415 Post Road
3) Houston Jones, Baywood Villages
4) Frank Purviance, Four Seasons

Committee Chair McGuinness made a motion that these individuals be accepted to serve on the Annexation Area Comprehensive Plan Update Committee. The motion was seconded by Commissioner Brown **and passed by a vote of 8 to 0.**

Committee Chair McGuinness stated that the number of Committee Members desired was originally set at eight (8). Since seven (7) Members have been confirmed, she moved that this **number be changed to indicate seven (7)** Members for the Update Committee. The motion was seconded by Commissioner Dalton **and passed by a voice vote of 8 to 0.**

E. Procedures Committee - No Report

The meeting adjourned at 7:40 P.M.

Barbara A. McGuinness Acting Chair 3-9-92
for Walter Scruggs, Secretary

Walter Scruggs, Secretary

[MIN2-24]