

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 26, 1996**



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

PRESENT

Mr. Rick Bly - arrived later
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Chairman Michael J. Casey
Mayor Jack Leonard
Mr. Douglas R. Beach, City Attorney
Councilmember Ed Levinson, Council Liaison - arrived later
Ms. Laura Griggs-McElhanon, Acting Director of Planning
Mr. Joe Hanke, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Patricia O'Brien
Mr. Allen Yaffe

INVOCATION - Commissioner Carol Kenney

PLEDGE OF ALLEGIANCE - All

Commissioner Rick Bly arrived at this time.

PUBLIC HEARINGS: - **Commissioner Broemmer read the "Opening Comments."**

- A. **P.Z. 6-96 St. Louis County (Spirit Airpark)**; a request for a change in zoning from "NU" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and a preliminary development plan in the "M-3" Planned Industrial District for a 220.29 acre tract (Exhibit A) and the approval of a preliminary plan in the "M-3" Planned Industrial District for a 5.75 acre tract (Exhibit B) and the approval of a preliminary plan and amendment to an existing "M-3" Planned Industrial District approved by St. Louis County Ordinance No. 13,935, amended by City of Chesterfield Ordinance No. 656 (P.C. 91-88) for a 62.10 acre tract (Exhibit C) and an amendment to an existing "M-3" Planned Industrial District approved by St. Louis County Ordinance No. 13,838 and amended by City of Chesterfield Ordinance No. 870 for a 1037.5 acre tract of land located on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard (Spirit of St. Louis Airport and adjacent parcels), encompassing a total tract of 1325.62 acres (Exhibit D). Proposed Uses: Airport, industrial park, all permitted and conditional "M-1" and "M-2" Planned Industrial District uses, including: churches; outdoor storage of building materials; lighted golf driving range; lighted soccer park; golf courses, and accessory uses including a clubhouse and pro shop, hotel or motel, and a commercial shopping area.

Ms. June McAllister Fowler, Director of Planning for St. Louis County, presented the request.

Chairman Casey recognized the Honorable Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Councilmember Linda Tilley (Ward IV); and Councilmember Colleen Hilbert (Ward I).

SPEAKERS IN FAVOR:

1. Christian Tompres, 16614 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as an individual.
2. Keith Kramer, 3 Morganfield Court, Chesterfield, MO 63005, on behalf of Chesterfield Soccer Association.
3. Dean Frankiewicz, 17205 N. Outer 40 Road, Chesterfield, MO 63005, spoke as an individual.
4. Ron Hearst, 14790 Greenloch Court, Chesterfield, MO 63017, spoke as a individual.
5. Jim Campero, 16578 Baxter Forest Ridge Drive, Chesterfield, MO 63005, spoke as an individual.
6. Terry J. Weis, 16582 Baxter Forest Ridge, Chesterfield, MO 63005, spoke as an individual.

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL:

1. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke as an individual.

REBUTTAL:

Ms. June McAllister Fowler stated the rebuttal, noting the proposal tonight does not include expansion of runways at the airport.

Commissioner Broemmer read the remainder of the “Opening Comments” for P.Z. 6-96 St. Louis County (Spirit Airpark).

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of February 12, 1996.

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Kenney and **passed** by a voice vote of 7 to 0.

PUBLIC COMMENTS:

1. Eric Tremayne, 120 S. Central, Suite 1510, Clayton, MO 63105, spoke in opposition to P.Z. 2 & 3-96 Premier Homes (Country Lake Estates).
2. Christian Tompres, 16614 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as a neutral party regarding P.Z. 6-96 St. Louis County (Spirit Airpark).
3. Jean Magre, Premier Homes, spoke in favor of P.Z. 2 & 3-96 Premier Homes (Country Lake Estates).
4. Jim Klingler, 2017 Brook Hill Manor Court, Chesterfield, MO 63005, spoke in opposition to P.Z. 4 & 5-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3).

Commissioner Bly left the meeting at this time.

Commissioner Dalton left the meeting at this time.

Commissioner Bly returned to the meeting at this time.

Commissioner Dalton returned to the meeting at this time.

5. Steven Pearl, 1371 Countryside Manor Place, Chesterfield, MO 63005, spoke in favor of P.Z. 2 & 3-96 Premier Homes (Country Lake Estates).

OLD BUSINESS: - None

NEW BUSINESS:

- A. **P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, approximately 250 feet west of White Road.

(Note: This matter is being held at the request of the petitioner.)

Planner II Joe Hanke noted, at the request of the petitioner, the Department recommends this matter be held until further notification is received.

A motion to hold was made by Commissioner Bly, seconded by Commissioner Kenney and approved by a voice vote of 7 to 0.

B. P.Z. 34-95 City of Chesterfield Planning Commission; a proposal to amend Section 1003.167; Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative additions to grading, building, etc. permits in certain districts.

Acting Director Laura Griggs-McElhanon noted the Department requests this matter be held.

A motion to hold was made by Commissioner Grant, seconded by Commissioner Bly and approved by a voice vote of 7 to 0.

C. P.Z. 2-96 Premier Homes (Country Lake Estates); "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; western terminus of Countryside Manor Parkway.

AND

D. P.Z. 3-96 Premier Homes (Country Lake Estates); a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District; western terminus of Countryside Manor Parkway.

Acting Director Laura Griggs-McElhanon presented the Department's report and recommendation of approval of a change in zoning to "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District for P.Z. 2-96; and approval of P.Z. 3-96 for a Planned Environment Unit Procedure (Country Lake Estates), subject to the conditions specified in "Attachment A," as amended by the Department to delete condition 4.k.

Commissioner McCarthy made a motion to approve the P.Z. 2-96 rezoning request. The motion was seconded by Commissioner Bly.

Upon a roll call the vote was as follows: **Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Chairman Casey, yes.**

The motion for P.Z. 2-96 (rezoning) passed by a vote of 7 to 0.

Commissioner Bly made a motion to approve the P.Z. 3-96 Planned Environment Unit Procedure, subject to conditions in “Attachment A,” as amended by Staff to delete condition 4.k., and subject to the following amendments:

- The west property line having a minimum lot size of 23,000 square feet.
- Side yard setbacks - ten (10) feet minimum, with a minimum of twenty-four (24) feet between structures.
- Flood Plain Survey to dictate the viability of Lots 24 and 25.
- Emergency access to be of vegetative covered paver block, to include a gate across it to assure it is a temporary use.
- Delete the requirement for a tree survey.
- Delete the stub street requirement.

The motion was seconded by Commissioner McCarthy.

Commissioner Broemmer made a motion to **amend** the motion to delete building on Lots 24 and 25.

Acting Director Laura Griggs-McElhanon noted Mr. Bly’s original motion included the condition that the Flood Plain Survey is to dictate the viability of Lots 24 and 25.

The **amendment** to the motion was seconded by Commissioner Kenney.

City Attorney Beach suggested Mr. Bly amend his motion to state that Lots 24 and 25 would only be allowed to be developed if an engineering study would show that the water would not be displaced from that on to adjacent property owners.

Acting Director Laura Griggs-McElhanon suggested the wording of Commissioner Bly’s original motion be as follows: The Flood Plain Survey will dictate the viability of any lots created in the reclaimed Flood Plain.

Commissioner Bly and Commissioner McCarthy accepted this wording in the original motion.

After discussion, Commissioner Broemmer withdrew his amendment to the original motion.

Chairman Casey requested Acting Director Laura Griggs-McElhanon to restate the amendment to the original motion on the floor.

Acting Director Laura Griggs-McElhanon stated the following:

“Development of lots in reclaimed Flood Plain area shall only be permitted if engineering studies show no displacement of water on to adjacent property owners.”

Upon the request of Chairman Casey, Acting Director Laura Griggs-McElhanon restated the **amended** motion on the floor:

- Lots located on the west property line shall be a minimum of 23,000 square feet.
- The side yard setback shall be a minimum of ten (10) feet, with twenty-four (24) feet required between structures.
- The emergency access connection from existing Private Valley Drive to the new street shall be grass covered paver blocks, and shall be gated.
- Delete the requirement for a tree survey.
- Delete the reference to stub streets.
- Delete Condition 4.k.
- Development of lots in reclaimed Flood Plain area shall only be permitted if engineering studies show that there shall be no displacement of water onto adjacent property owners.
(She noted the Department would research this last condition prior to going to P & Z Committee.)

Commissioner Grant asked Commissioner Bly why his motion was for a minimum lot size of 23,000 square feet adjoining Wildhorse, when the petitioner had agreed to a 24,000 square foot minimum.

Commissioner Bly **amended** his motion to read 24,000 square feet. The **amendment** was seconded by Commissioner Grant.

Upon a roll call on the original motion, as amended, the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Chairman Casey, yes.

The motion for the P.Z. 3-96 Planned Environment Unit Procedure passed by a vote of 7 to 0.

- E. **P.Z. 4-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3)**; “NU” Non-Urban to “R-1A” 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

AND

- F. **P.Z. 5-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3)**; Planned Environment Unit Procedure (PEU) in the “R-1A” 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

Acting Director of Planning Laura Griggs-McElhanon noted the correspondence from Mr. Joseph Lazzara has been provided to our Public Works Department for review and recommendation, read the issues to be evaluated in the Department’s report, and noted the Department recommends these requests be held until the meeting of March 11, 1996. She asked if the Commission had additional issues.

Issues Added to List:

- Request a disclaimer on this particular subdivision that would, essentially, say that this subdivision abuts Parkway West High School. People who buy these homes should be made aware that the property may appear different on a Sunday, before a school event (i.e., if you look at the property on Sunday morning before a Monday night football game with lights, traffic, helicopter landing for sports newscasts, etc.).
- Recommendation from Public Works Department to solve the water problems addressed in Mr. Lazzara’s letter.

A motion to hold these petitions was made by Commissioner Bly, seconded by Commissioner Dalton and **approved** by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 31-95 Premier Homes (Cambridge Cove)**; Planned Environment Unit (PEU) Procedure in the “R-6A” 4,500 square foot Residence District Site Development Plan and Landscape Plan; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, and Landscape Plan for P.Z. 30 & 31-95 Premier Homes (Cambridge Cove). The motion was seconded by Commissioner Bly and **approved** by a voice vote of 7 to 0.

- B. **P.Z. 21-95 Premier Development Corporation(Windridge Estates)**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain

One Acre Residence District Subdivision Plat; south side of Wild Horse Creek Road, west of Long Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Subdivision Plat for P.Z. 21-95 Premier Development Corporation (Windridge Estates). The motion was seconded by Commissioner Grant and **approved by a voice vote of 7 to 0.**

- C. **P.Z. 15-95 The Leathers Company (The Villas at Whitebrook)**; Planned Environment Unit (PEU) Procedure in the “R-3” 10,000 square foot Residence District Site Development Plan, Landscape Plan and Architectural Elevations; southwest corner of the intersection of Olive Boulevard (State Highway 340) and White Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Architectural Elevations and Landscape Plan for P.Z. 15-95 The Villas at Whitebrook. The motion was seconded by Commissioner Bly and **approved by a voice vote of 7 to 0.**

- D. **P.Z. 25-94 Jewish Community Center Association (JCCA)**; Conditional Use Permit in the “R-2” 15,000 square foot Residence District Site Development Section Plan, Architectural Elevations and Landscape Plan; northeast corner of the intersection of Wild Horse Creek Road and Baxter Road Extension.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan and Landscape Plan for P.Z. 25-94 The Jewish Community Center Association (JCCA), subject to the depiction of the location and identification of all existing and proposed easements, including stormwater sewer, sanitary sewer and water main in the southern portion of the site, as well as the cross-access easement identified by book and page of the recorded cross-access easement document on the Site Development Section Plan, P.Z. 25-94, and Architectural Elevations. The motion was seconded by Commissioner Bly and **approved by a voice vote of 7 to 0.**

Chairman Casey stated the Commission needs to decide whether or not it wishes the Department to include a tree survey in its reports.

Chairman Casey directed Staff to give Commissioners a copy of the Town and Country Tree Ordinance in their meeting packets for March 11, 1996.

After discussion on this matter Chairman Casey appointed the following Commissioners to the Landscape/Tree Committee for the purpose of reviewing the Landscape Guidelines:

Commissioner McCarthy - Chairman
Commissioner Grant

Commissioner Kenney

Acting Director Laura Griggs-McElhanon noted the Department will give Commissioners a copy of the Town and Country Tree Ordinance, as supplied to the previous Landscape Committee during its review, and will assist Commissioner McCarthy in setting-up the date and time for the meeting.

Chairman Casey noted the Commission will then be able to provide some guidance to Staff regarding the requirement of tree surveys.

COMMITTEE REPORTS:

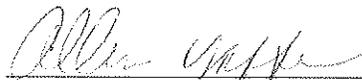
- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee** - No report.
- D. **Comprehensive Plan Committee** - No Report.

Acting Director Laura Griggs-McElhanon noted the Department will try to provide Mr. Broemmer with the information needed to schedule a meeting of this Committee.

- E. **Procedures and Planning Committee** - No Report.

Councilmember Levinson read a letter handed to him during the meeting from a Trustee of Chesterfield Farms who wrote how pleased she is with the plans of the JCCA.

The meeting adjourned at 9:36 p.m.



Allen Yaffe, Secretary

[MIN2-26.096]