

IV

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 27, 1989

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

PRESENT

ABSENT

- Chairman Barbara McGuinness
- Mr. Edward Bidzinski
- Ms. Mary Brown
- Mr. Charles Bryant
- 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

Invocation: The Reverend Alan Backert of King of Kings Lutheran Church

The Pledge of Allegiance was led by Mr. John Stobbe.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

At this point and time Commissioner Domahidy left the meeting.

PUBLIC HEARINGS

P.Z. 6-89 Chesterfield Development Corporation

A request for a change of zoning from "NU" Non-Urban District to "C-8" Planned Commercial District for a 13 acre tract of land located at the southwest corner of the intersection of Olive Boulevard and White Road.

Speaking on behalf of the petitioner was Mr. Thomas Utterback, Attorney. Mr. Utterback presented the petition noting the history of the site. He referenced the Olive Boulevard Study prepared and approved by the St. Louis County Planning Commission. The petitioner is proposing a neighborhood commercial development upon a 13 acre tract, with approximately

100,000 square feet of floor area. The petitioner would propose to improve White Road, as well as address drainage problems which currently exist in the area. Mr. Utterback presented various development alternatives for the site. He noted that the petition had previously been presented to St. Louis County Planning Commission, and had been denied by that group. Upon completion, Commissioner McGuinness questioned the petitioner relative to the differences of this proposal versus what was presented to the County.

Commissioner Golub questioned the impact the proposal would have upon nursing homes in the area.

Commissioner Brown questioned whether a traffic light would be required at Olive and White Road.

Commissioner Pritchard asked whether a market study had been prepared.

Mr. Hrabko questioned Mr. Utterback relative to dedication of property to the City, and whether a commercial office development would be an alternative.

Commissioner Bidzinski requested information relative to the users of the site.

Commissioner Kirchoff questioned the precedence for commercial, if approved.

Speakers in Favor

Mr. Charles Guess, 14250 Finger Lake Drive, as a representative of the Lake on White Road Subdivision.

Speakers in Opposition

Mr. Charles Guess, 14250 Finger Lake Drive, spoke as a representative of the Lake on White Road Subdivision.

Mr. Jack Leonard, 233 Crown Ridge, spoke as an individual.

Mr. Bud Gruchalla, 5 Foxhunt Drive, spoke as a representative of White Plains Subdivision.

Mr. Thomas Schweizer, 14465 White Pine Ridge Lane, spoke as an individual.

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

Mr. Paul Susman, 14307 Millchester Circle, spoke on behalf of West Mill Estates.

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

Mr. Art Fitzgerald, 14320 White Birch Valley Lane, spoke as Trustee for Whitree Subdivision.

Mr. James Nahorski, 14566 White Birch Valley Lane, spoke on behalf of Gallery of Chesterfield.

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

Mr. Gary Myers, 14591 White Birch Valley, spoke as an individual.

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

Mr. Irv Bernhardt, 321 Cooperstown, spoke as an individual.

REBUTTAL

Mr. Utterback spoke in rebuttal.

A show of hands indicated 17 In Favor and 82 Against.

At this time of the meeting, Commissioner Domahidy returned to the meeting.

P.Z. 10-89 City of Chesterfield Planning Commission - a proposal to amend Sections 1003.107 through 1003.125 of the Zoning Ordinance of the City of Chesterfield by allowing as a Conditional Use Permit, limited retail and service commercial uses in conjunction with nursing home/self-care unit developments in those Districts.

Presenting the petition on behalf of the City of Chesterfield was Mr. Jerry Duepner, Director of Planning/Economic Development. Mr. Duepner noted that the proposed change would deal with allowing limited commercial uses in nursing home/retirement development projects.

Speakers in Favor

Mr. William Gabler, 15201 Olive Blvd., Apt. 127, Friendship Village of West County spoke as Resident member of Board of Directors.

Ms. Lucille Brackman, Friendship Village of West County, spoke on behalf of Residents Council.

Mr. Wes Sperr, Friendship Village of West County, spoke on behalf of the facility.

Mr. Bud Gruchalla, 5 Foxhunt Drive, spoke as an individual.

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

Speakers in Opposition - None

A show of hands indicated 32 in Favor, and 0 Against.

APPROVAL OF THE MINUTES The minutes of the Meeting on February 13, 1989 were approved with corrections, additions, deletions, as noted.

COMMITTEE REPORTS

Comprehensive Plan Committee:

Ms. Domahidy noted that the first meeting of the Comprehensive Plan Citizen's Advisory Group was to be held on March 8, 1989. All Commission members were invited to attend this meeting.

OLD BUSINESS - No items

NEW BUSINESS

P.Z. 8-89 Sullivan Hayes Company; - a request for a change of zoning from "R-6A" 2,000 square foot Residence District to "R-1" 1 acre Residence District, for a 5.5 acre tract of land located along East Drive, approximately 700 feet northwest of Olive Boulevard.

P.Z. 9-89 Sullivan Hayes Company; - a request for a change of zoning from "R-6A" 4,000 square foot Residence District and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District, for a 19.27 acre tract of land located on Olive Boulevard, between East Drive and approximately 200 feet southwest of West Drive.

Mr. Jerry Duepner, Director of Planning/Economic Development, recommended to the Commission that the item be held on the agenda until the March 13th meeting.

A motion was made by Commissioner Bryant and seconded by Commissioner Burnett to hold P.Z. 8 and 9-89. By a vote of 9 to 0, the items were held.

P.Z. 7-89 Paul DeMay and Associates, Inc. - a request for a change of zoning from "NU" District and "C-8" District to "C-8" District and Amended "C-8" District for a 2.4 acre tract of land on the south side of Chesterfield Airport Road, east of Long Road.

Ms. Anna Kleiner presented the petition to the Planning Commission. Ms. Kleiner recommended **approval** of P.Z. 7-89, noting that conditions should be included to grant credit for roadway improvements made along Chesterfield Airport Road.

Upon discussion, a motion was made by Commissioner Kirchoff to recommend **approval** of P.Z. 7-89 with the inclusion of the credit for roadway improvements, and to restrict permitted uses to exclude outdoor sales and servicing of heavy industrial and construction equipment and machinery. The motion was seconded by Commissioner Pritchard. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion was passed by a vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

Holiday Inn; a request for a temporary, future use of site sign; south side of I-64/U.S. Highway 40, west of Chesterfield Village Parkway.

A request was presented by Jerry Duepner as requesting a temporary, future use of site sign.

A motion was made by Commissioner Bryant to **approve** the request, and seconded by Commissioner Golub. The motion was approved by a vote of 9 to 0.

OTHER - None

The meeting adjourned at 9:35 p.m.

Mr. Charles Bryant - Secretary