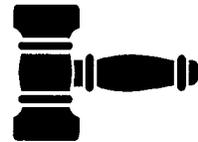


**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 28, 2000**



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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Stephanie Macaluso
Mr. John Nations
Ms. Rachel Nolen
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mayor Nancy Greenwood
Mr. Doug Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Jennifer Samson, Project Planner
Ms. Mary Claire Goodwin, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Jerry Right

II. INVOCATION: Commissioner Nolen

III. PLEDGE OF ALLEGIANCE: All

Chairman Layton recognized the attendance of Councilmember Mary Brown (Ward IV) as Council Liaison.

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the February 14, 2000 Meeting Minutes, as corrected, was made by Commissioner Eifler and seconded by Commissioner Nations. The motion **passes by a voice vote of 8 to 0**.

VI. PUBLIC COMMENT:

1. Mr. Forrest E. Mueller, 624 Burr Ridge Road, Wentzville, MO 63385, speaking in favor of P.Z. 01-2000 TMH II L.L.C.;
 - Speaker wanted to address some items that were in the Staff report for P.Z. 01-2000 TMH II L.L.C.;
 - Speaker stated that he suggests having a pedestrian button at the Monterra Subdivision exit and building the same sidewalk across the street so pedestrians could walk to Faust Park.

2. Mr. Robert Tiemann, 907 St. Joseph, O'Fallon, MO 63366, speaking in favor of P.Z. 01-2000 TMH II L.L.C.;
 - Speaker stated that the developer has asked for the Planned Environment Unit (PEU) procedure because the buildings will be attached. All of the requirements in the issues report will be met.

3. Ms. Susan E. Reynolds, 10322 Oxford Hill Drive, Creve Coeur, MO 63146, speaking in favor of P.Z. 01-2000 TMH II L.L.C.;
 - Speaker stated that the developer would plant approximately 150 new trees, 300 shrubs, have a 25-foot wide green barrier along Olive Boulevard, have a butterfly garden and a walking trail. Speaker stated that the subdivision will look like a small park;
 - Speaker stated that Monterra Subdivision would have a beautiful view;
 - Speaker stated that when plans are finalized, the developer would meet with the residents of Monterra Subdivision to show them the plans and allow the residents to make suggestions.

Chairman Layton stated that this property is very challenging. Chairman Layton stated that the Commission is concerned with the visual impact from Olive Boulevard, rooflines, and the impact on the adjoining subdivision.

Commissioner Sherman stated that the developer should meet with the residents of the Monterra Subdivision soon so the Commission has feedback before they vote on this petition.

Commissioner Eifler stated that the developer needs to meet with the residents of the Monterra Subdivision to explain the development.

VII. NEW BUSINESS

- A. **St. Luke's Hospital CUP Amendment**; An amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 10 for St. Luke's Hospital located on land at the northeast corner of Conway Road and Woods Mill Road commonly known as 232 South Woods Mill Road. The subject property is zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban.

Project Planner Jennifer Samson gave an overview of this petition. Ms. Samson stated that this request was to correct a typographical error in Section 4 Building and Parking Setbacks, Sub-section b, Item 3. This error was discovered when St. Luke's Hospital wanted to add parking. Ms. Samson stated that Staff recommends approval of the St. Luke's Hospital CUP Amendment.

Commissioner Nolen made a motion to approve the St. Luke's Hospital CUP Amendment. The motion was seconded by Commissioner Broemmer.

Upon a roll call, the vote was as follows: **Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Macaluso, yes; Commissioner Nations, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Chairman Layton, yes.**

The motion to approve this petition passes by a vote of 8 to 0.

- B. **Montessori Children's House CUP Amendment**; An amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 600 for Montessori Childrens House located on the south side of Ladue Road, east of Saylesville Drive.

Project Planner Mary Claire Goodwin gave an overview of this project. Ms. Goodwin stated that the CUP amendment is to allow the facility to be open during the month of August and to increase enrollment from thirty (30) students to sixty (60) students during the months of June, July and August. Ms. Goodwin stated that the CUP Amendment is due to the increased school enrollment and that Staff recommends approval of the Montessori Children's House CUP Amendment.

Commissioner Nolen made a motion to approve the Montessori Children's House CUP Amendment. The motion was seconded by Commissioner Macaluso.

Upon a roll call, the vote was as follows: **Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Macaluso, yes; Commissioner Nations, yes; Commissioner Nolen, yes; Commissioner Sherman, yes; Commissioner Banks, yes; Chairman Layton, yes.**

The motion to approve this petition passes by a vote of 8 to 0.

- C. **P.Z. 01-2000 TMH II L.L.C.**; A request for a Planned Environment Unit (PEU) procedure in the "R-2" 15,000 square foot Residence District for an 8.07 acre tract of land located on the east side of Olive Boulevard, 1000 feet north of Ladue Road. (Locator Numbers: 17R51-0331, 17R53-0203, 17R53-0212, and 17R53-0221).
Proposed Use:
Attached and detached single-family.

Assistant Director of Planning Director Laura Griggs-McElhanon presented an overview of the issues and asked the Commission if they had additional ones they wanted addressed. Ms. Griggs-McElhanon stated that Staff is recommending that P.Z. 01-2000 TMH II be held until all issues are addressed and the receipt and review of all agency comments.

Commissioner Eifler asked for clarification if Staff is going to evaluate and then make a recommendation as to whether a sidewalk would be appropriate.

Assistant Director of Planning Griggs-McElhanon stated that the Department of Public Works is requesting a sidewalk along Olive Boulevard. Ms. Griggs-McElhanon stated that Staff would discuss the new sidewalk proposal with them. Ms. Griggs stated that one concern would be getting pedestrians across Olive Boulevard to the sidewalk at a location that does not have any type of pedestrian control. Ms. Griggs stated that sidewalks are put in along Olive Boulevard as development comes in.

Commissioner Eifler stated that if this property is developed, you would have a sidewalk not going anywhere because both sides of this proposal are developed without sidewalks.

Commissioner Broemmer stated that you need to start someplace with sidewalks.

Commissioner Eifler stated that you can get sidewalks with this development if you insist on it but with the grade of the slope it is really a tough place to put one. If it is not going to connect to other sidewalks with property that is already developed, what is accomplished?

Commissioner Macaluso stated that the issue of the safety of a sidewalk with that kind of a lot would need to be carefully considered.

Commissioner Nolen stated that if a sidewalk were put in that location, guardrails, for example, would be needed for protection.

Commissioner Sherman stated that she would like the issues of street lighting, lighting in general and how the lighting will affect the neighbors addressed.

Commissioner Broemmer stated that he would like the proposal of having the sidewalk across the street addressed. Commissioner Broemmer stated that he would like that pursued to see what can be done with possibly having overhead walkways.

Commissioner Nations made a motion to hold P.Z. 01-2000 TMH II L.L.C. until all issues have been addressed and the receipt and review of all agency comments. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

- D. P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate); A request for a change in zoning from "NU" Non-Urban District to "E-2" Estate One Acre Residence District for two areas of land totaling 15.894 acres located on the east side of Kehrs Mill Road, north and south of Jeffrey's Crossing Lane. (Locator Numbers: 18U14-0011, 18U14-0055, 18U14-0099, and 18U14-0101).

Assistant Director of Planning Director Laura Griggs-McElhanon presented an overview of the issues and asked the Commission if they had additional ones. Ms. Griggs-McElhanon stated that most would be advisory issues to the developer since the majority will be taken care of during the Improvement Plan stage. Ms. Griggs-McElhanon stated that Staff is recommending that P.Z. 2-2000 Fischer & Frichtel, Inc. (Windgate) be held until all issues are addressed and the receipt and review of all agency comments.

Commissioner Nolen expressed concern because the Chesterfield Fire Protection District stated that parking needs to be restricted to one side for emergency vehicle passage. Commissioner Nolen stated that she is not comfortable unless cars can be parked on both sides of the street with room for an emergency vehicle.

Commissioner Broemmer asked what the setbacks would be.

Ms. Griggs-McElhanon stated that the setbacks for the front yard would be 30 feet. The setbacks for the sides and back would be 20 feet. Ms. Griggs-McElhanon stated that streets must be at least 26 feet wide.

Commissioner Broemmer stated that the driveway would be at least 30 feet long which is where some of the cars could be parked.

Commissioner Banks expressed the same concern as Commissioner Nolen but stated that the City has street requirements that still would force the Fire District to restrict parking to one side.

Ms. Griggs-McElhanon stated that this is a typical comment from the Fire District when the City is considering a 26-foot wide residential street.

Commissioner Sherman stated that people tend to drive slower on narrower roads.

Commissioner Macaluso stated that she would like the plantings extended west of Jeffreys Crossing.

Commissioner Nations asked why a letter from the Chesterfield Fire Protection District is requesting that when the entrance off Kehrs Mill Road is relocated, the street name remain Jeffrey's Crossing.

Ms. Griggs-McElhanon stated that the Fire District uses names for direction and the City has accommodated them in the past.

Councilmember Brown expressed concern about the comment from the Fire District concerning the width of the road and parking on one side of the street.

Ms. Griggs-McElhanon stated that a 26-foot wide pavement would be required on a 40-foot right-of-way with five (5) feet of easements on each side.

Commissioner Eifler stated that a fire truck is 12 feet wide. The wheel base from the outside of one tire to the outside of the other tire is 8 feet. A typical car width is 5-6 feet.

Commissioner Nolen stated that she would like to know the rationale of the Chesterfield Fire Protection District concerning street width.

Commissioner Macaluso expressed concern about the impact this subdivision will have on the intersection of Kehrs Mill Road and Wild Horse Creek Road. Commissioner Macaluso stated that there are proposals from the State and County with ideas on how to correct the problem until the long-term fix is completed. Commissioner Macaluso stated this is a primary concern to get some kind of time frame from the State, County, and City on completion of the intersection.

City Attorney Beach stated that plans for completion of this intersection are at least five (5) years away.

Chairman Layton recognized the presence of Mayor Nancy Greenwood.

Mayor Nancy Greenwood stated that this intersection probably would not be completed until the year 2010.

Councilmember Brown stated that there has been much discussion with the State, County and City but until it is finalized, money allocated and the plans drawn, we do not know that it will be completed. It is in the process. There have been meetings but it is a question of money. It will be a very expensive intersection to correct due to the terrain.

Commissioner Macaluso asked for clarification that the State and County are looking for funding help from the City and perhaps help from the petitioner.

City Attorney Beach stated that the amount needed for funding is so large that the burden could not necessarily be put on the petitioner.

Councilmember Brown stated that an answer could be the Traffic Generation Assessment Funds (TGA) generated by this development.

Ms. Griggs-McElhanon stated that this petition is a straight zoning so there will not be any TGA funds. Ms. Griggs-McElhanon stated that there would be road improvements required on their portion of Kehrs Mill Road which would not exceed what their TGA would have been had they needed to pay it.

Commissioner Nations made a motion to hold P.Z. 02-2000 Fischer & Frichtel, Inc. (Windgate) until all issues have been addressed and the receipt and review of all agency comments. The motion was seconded by Commissioner Nolen and **passes by a voice vote of 8 to 0.**

- E. P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C.:** A request for a change in zoning from “M-3” Planned Industrial District to “PC” Planned Commercial District for a 28.8 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Barber shops and beauty parlors;
- Bookstores;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Dry cleaning drop-off and pick-up stations;
- Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- Film drop-off and pick-up stations;
- Financial institutions;
- Hotels and motels;
- Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

- Medical and dental offices;
- Offices or office buildings;
- Public utility facilities;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;

- Restaurants, fast food;
- Restaurants, sit down;
- Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
- Permitted signs (See Section 1003.168 'Sign Regulations');
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
- Vehicle repair facilities for automobiles;
- Vehicle service centers for automobiles;
- Vehicle washing facilities for automobiles;
- Other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Chairman Layton stated that the petitioner for P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C. has requested that this petition be held until the March 13, 2000 Planning Commission Meeting.

- F. P.Z. 22-1999 Valley Real Estate Investors L.L.C.: A request for a change in zoning from "M-3" Planned Industrial District to "PI" Planned Industrial District for a 17.226 acre tract of land located on Chesterfield Airport Road, eighty (80) feet west of Boones Crossing.

Proposed Uses:

- Animal hospitals, veterinary clinics and kennels;
- Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- Broadcasting studios for radio and television;
- Business, professional, and technical training schools;
- Business service establishments;
- Cafeterias for employees and guests only;
- Child care centers, nursery schools, and day nurseries;

- Churches shall be allowed on tracts of land of at least one acre in area;
- Financial institutions;
- Fishing tackle and bait shops. Open storage and display are prohibited;
- Filling stations, including emergency towing and repair services;
- Hotels and motels;
- Laundries and dry cleaning plans, not including personal and individual drop-off and pick-up service.
- Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

- Mail order sale warehouses;
- Manufacturing, fabrication, assembly, processing or packaging of any commodity except:
 - (i) Facilities producing or processing explosives or flammable gases or liquids;
 - (ii) Facilities for animal slaughtering, meat packing or rendering;
 - (iii) Sulphur plants, rubber reclamation plants or cement plants; and
 - (iv) Steel mills, foundries or smelters.
- Medical and dental offices;
- Office or office buildings;
- Outpatient substance abuse treatment facilities;
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities;
- Police, fire and postal stations;
- Printing and duplicating services;
- Public utility facilities;
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theatres, including drive-in theaters;
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
- Restaurants, fast food;

- Restaurants, sit down;
- Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles;
- Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture;
- Sales yard operated for a charitable purpose by a church, school, or other not-for-profit organization;
- Schools for business, professional, or technical training requiring outdoor areas for driving or heavy equipment training;
- Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftperson, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on premises;
- Permitted signs (see Section 1003.168 'Sign Regulations');
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;
- Union halls and hiring halls;
- Vehicle repair facilities;
- Vehicle service centers;
- Vehicle washing facilities;
- Warehousing, storage, or wholesaling of manufactured commodities, live animals, explosives or flammable gases and liquids;
- Welding, sheet metal and blacksmith shops;
- other uses which may be sought under the Chesterfield Zoning Ordinance after future public hearings.

Chairman Layton stated that the petitioner for P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C. has requested that this petition be held until the March 13, 2000 Planning Commission Meeting.

Commissioner Nations made a motion to hold P.Z. 21-1999 Chesterfield Real Estate Investors L.L.C and P.Z. 22-1999 Chesterfield Real Estate Investors L.L.C until the March 13, 2000 Planning Commission Meeting. The motion was seconded by Commissioner Eifler and **passes** by a voice vote of **8 to 0**.

- G. **P.Z. 26-1999 Solomon Consulting**; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial for three parcel located north of North Outer Forty Road, east of the intersection of Chesterfield Parkway East, south of Conway Road. Total area to be rezoned: 7.3 acres. (Locator numbers 18R210032, 18R210021, 19R530254)

Proposed uses:

- Associated work and storage areas required by a business, firm, or service to carry on business operations;
- Cafeterias for employees and guests only;
- Colleges and universities;
- Financial institutions;
- Offices or office buildings;
- Parking areas including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged an immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
- Permitted signs (see section 1003.168 "Sign Regulations");
- Schools for business, professional or technical training, but not including outdoor areas for driving or heavy equipment training;
- Vehicle washing facilities for automobiles;
- Or any other uses permitted by the Zoning Ordinance after further public hearing.

Chairman Layton stated that P.Z. 26-1999 Solomon Consulting would be postponed. Staff will be meeting with the petitioner this week to discuss issues.

VIII. **SITE PLANS, BUILDING ELEVATIONS AND SIGNS:**

- A. **Old Country Buffet**: Site Development Section Plan, Architectural Elevations, and the Landscape Plan. The subject property is zoned "C-8" Planned Commercial District and is located on Outlot #7, in the Chesterfield Commons.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for Old Country Buffet with the addition that the average foot candle level of eight (8) or less be added and that the fixtures have flat lenses for the lighting of the parking lot. The motion was seconded by Commissioner Eifler and passes by a voice vote of 8 to 0.

- B. **Chesterfield Commons Record Plat:** a 166 acre tract of land zoned "C-8" Planned Commercial District, located on the north and south sides of Chesterfield Airport Road, east of the intersection of Boone's Crossing.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Chesterfield Commons Record Plat with the Department's recommendation of the seven (7) items in the Staff Report being addressed prior to the plat being forwarded to the City Council and with the rewritten version of Item #1 per the Director of Planning. The motion was seconded by Commissioner Nations **and passes by a voice vote of 8 to 0.**

IX. 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
- E. **Procedures and Planning Committee** – No report

X. ADJOURNMENT

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion **passes by a voice vote of 8 to 0.**

The meeting adjourned at 7:52 P.M.



Charles Eifler, Secretary