

MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
MARCH 13, 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
- Ms. Sandra Lohman, Executive Secretary Department of Planning

Invocation: The Reverend Tim O'Keefe, Green Trails Baptist Church.

The Pledge of Allegiance was led by Reverend Tim O'Keefe.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

P.Z. 11-89 Taylor-Morley-Simon, Inc.;

A request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 2.36 acre tract of land located on the west side of Schoettler Road, approximately 170 feet south of South Forty Drive, (Locator No. 18S310018).

P.Z. 12-89 Taylor-Morley-Simon, Inc.;

A request for a Planned Environment Unit Procedure and an Amended Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for a 10.61 acre tract of land located on

the west side of Schoettler Road, approximately 100 feet south of South Forty Drive (Locator Nos. 19S630054, 18S310018 and 19S630043). The proposed use is single-family residential.

Mr. John King, Attorney, spoke on behalf of the petitioner Taylor-Morley-Simon, Inc. Mr. King stated the following.

The developer is presently developing the 8 acre tract known as Oak Tree Estates. Under the PEU, the petitioner is limited to constructing 22 single-family residences on this site. The petition is for an additional 6 single-family, detached homes to be added to the PEU, making the total number of units at 28. The price for homes in Oak Tree Estates begins at \$255,000. The land surrounding these homes will be owned and maintained by the Trustee's, governed by Trust Indentures and Deed Restrictions. The streets within the development will be private and maintained by the Trustee's of the subdivision.

Commissioner Domahidy inquired about the side yard setbacks and distances between houses.

Mr. Jim Hall, of Hall, Halsey & Wind, stated that the setbacks would meet the "R-3" requirements, with a sixteen (16) foot minimum distance between homes.

Commissioner Pritchard questioned whether or not the home owners would own the land immediately beneath the homes.

Mr. King replied that they would not. All exterior maintenance of the grounds and structures would be performed by the Trustee's, via a monthly fee.

Commissioner Bidzinski asked if a homeowner could build a swimming pool in the development.

Mr. King replied that the homeowner would need permission from the Trustees.

Speakers in Favor - None

Speakers Expressing Concern

Ms. Ramona Gillespie, 15332 Batesville Court, spoke as an individual.

Speakers in Opposition

Mr. Harry Cundiff, 15327 Batesville Court, spoke as an individual.

## REBUTTAL

Mr. John King spoke in rebuttal. He stated that the storm water retention concerns would be alleviated by the building of a new lift station by the developer, as requested by MSD.

A show of hands indicated 5 In Favor and 2 Against.

APPROVAL OF THE MINUTES The minutes of the Meeting on February 27, 1989 were approved.

## COMMITTEE REPORTS

### Comprehensive Plan Committee:

Ms. Domahidy noted that the first meeting of the Comprehensive Plan Citizen's Advisory Group was held on March 8, 1989. She requested more feedback and comments regarding this meeting. Ms. Domahidy stated that the next activity would be a bus tour of the City of Chesterfield on April 8th. The purpose of the tour is to help members of the group to become familiar with all parts of the City to encourage a cross-pollination of knowledge and ideas throughout the planning process.

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, gave the Department's recommendation to deny both P.Z. 8-89 and P.Z. 9-89. The Department is of the belief that the development would not be in keeping with the Olive Boulevard Study. The development would establish a commercial precedent along Olive Boulevard. He stated that development of the site with multiple-family units would be consistent with the general density of the development already approved and existing within the area. Denial of P.Z. 8-89 would allow the existing Planned Environment Unit Procedure to remain intact.

Chairman McGuinness inquired about the size of the proposed development in comparison with Hilltown Shopping Center.

Mr. Duepner stated that the proposed development would be approximately 20,000 square feet more than Hilltown.

A motion was made by Commissioner Domahidy to accept the Department's recommendation to deny P.Z. 8-89 and P.Z. 9-89. The motion was seconded by Commissioner Burnett. Commissioner Bryant requested that the motion be amended to allow the petitions be voted on separately. Much discussion followed and the request to amend the motion was not accepted. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, no; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, no; Mr. Kirchoff, no; Dr. Pritchard, no; and Chairman McGuinness, no. The motion failed by a vote of 3-6.

A motion to approve P.Z. 8-89 was made by Mr. Bryant and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-2.

A motion to approve P.Z. 9-89 was made by Mr. Kirchoff, with the following conditions: To address all Planning Commission requirements, i.e., traffic light, traffic circulation, architectural review, engineering requirements, greenery, berm along Olive Boulevard, landscaping, setbacks, reduction of square footage, specifically exclude certain uses of commercial. The motion was seconded by Dr. Pritchard. (Commissioner Domahidy requested a minority report.) Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, abstain; Ms. Burnett, no; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 5-3, with 1 abstention.

Chairman McGuinness left at this point of the meeting. Ms. Domahidy acted as Chairman in her absence.

#### 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; 13 acre tract of land at the southeast corner of Olive Boulevard and White Road.

Mr. Duepner stated the Department's recommendation to hold this petition until the meeting on March 27, 1989.

The motion to hold was made by Mr. Bidzinski and seconded by Mr. Golub. The motion passed by a voice vote of 8-0.

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 to allow as a Conditional Use Permit, limited retail and service commercial uses in conjunction with nursing home/self-care unit developments in those Districts.

Ms. Kleiner, Planning Specialist, stated the request was to enable nursing home/self-care residents to have the convenience of appropriate internal commercial uses.

Chairman McGuinness returned at this point of the meeting.

A motion was made by Mr. Bidzinski to approve the Department's recommendation with the condition of changing the wording of the proposed amendment to read: Limited service and retail commercial uses, not to exceed 5% of the total gross floor area of self-care buildings, excluding garages, shall be permitted in conjunction with existing nursing homes with self-care units, with a minimum of 100 beds and 50 units, respectively. However, there shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop. The motion was seconded by Mr. Golub. 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 passed by a vote of 9-0.

P.C. 114-83 Tom Shaw

"M-3" District extension of time request; south side of Chesterfield Airport Road, east of Old Olive Boulevard.

Ms Anna Kleiner stated the petitioner's request for an extension of time for the submittal of a site development plan, and recommended a one (1) year extension of time regarding this project until March 13, 1990.

Ms. Domahidy made the motion to accept the Department's recommendation for a one year extension. The motion was seconded by Mr. Bryant. The motion passed by a voice vote of 9-0.

Dr. Pritchard left the meeting at this time.

P.C. 43-88 Storage Masters Limited

"M-3" Planned Industrial District Ordinance Amendment; north side of Olive Boulevard, approximately 250 feet west of Chesterfield Airport Road.

Mr. Duepner stated the Department's recommendation to deny the request for illumination of the advertising sign.

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

Dr. Pritchard returned to the meeting at this time.

Amendment to Subdivision Ordinance of the City of Chesterfield

Mr. Duepner stated the request via a letter from Michael G. Herring, City Administrator, to amend the Subdivision Ordinance of the City of Chesterfield to enable the City to perform maintenance on what are presently private streets, but are to eventually be public streets; and the ability to include in the escrow amount, monies to cover the cost of periodic maintenance.

The request was referred to the Ordinance Review Committee for review. The Committee was requested to report back to the Planning Commission within approximately one month regarding this item.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

P.C. 85-87 Western Oil - C.U.P. in "C-2" District amended site development plan; south side of Olive Boulevard, west of Hog Hollow Road.

Ms. Anna Kleiner stated the Department's recommendation for approval with conditions as stated in the Department's report.

The motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Mr. Bryant. The motion passed by a voice vote of 9-0.

Fine Arts Ltd. - Building addition, Scopia Property; "M-3" District amended site development plan.

Ms. Anna Kleiner stated the Department's recommendation for approval of the requested 1,050 square feet of additional building area to be used as an art gallery, as an amendment to the existing site development plan.

The motion to approve the Department's recommendation was made by Mr. Golub and seconded by Ms. Domahidy. The motion passed by a voice vote of 9-0.

P.C. 225-87 Clarkson Centre - "C-8" District Amended Site Development Plan; east side of Clarkson Road, south of Clarkson Woods Drive.

Mr. Jerry Duepner stated the Department's recommendation to re-approve the plan which had previously been approved by the Commission on January 9, 1989.

The motion to accept the Department's recommendation was made by Mr. Golub and seconded by Ms. Domahidy. The motion passed by a voice vote of 9-0.

OTHER - None

The meeting adjourned at 9:05 p.m.

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Mr. Charles Bryant - Secretary