

Planning Commission
The City of Chesterfield
March 25, 1991 - Minutes



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

Present

Chairman Barbara McGuinness
Mr. Jamie Cannon
Ms. Mary Domahidy
Mr. Dave Dalton
Mr. William Kirchoff
Ms. Patricia O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Ms. Debbie Henry, Acting City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Dan Olson, Planning Technician
Miss Michelle Lamunion

Absent

Ms. Mary Brown
Mr. Jerry Duepner, Director
Planning/Economic Development

Invocation: Mayor Jack Leonard

Pledge of Allegiance: All

Chairman McGuinness requests that the record reflect that Mayor Jack Leonard is present as a non-voting member of the Planning Commission.

Ms. Betty Hathaway is present and serving in her capacity as Council Liaison.

Ms. Debbie Henry is present and serving as the Acting City Attorney.

Ms. Victoria Sherman was appointed to the Planning Commission by Mayor Jack Leonard. Ms. Sherman's term will run until April 1994.

Ms. Domahidy, Mr. Kirchoff, and Mr. Scruggs were re-appointed to the Planning Commission. Their terms will run until 1995.

Chairman McGuinness appointed Victoria Sherman to the Comprehensive Plan Committee, the Architectural Review Committee, the Ordinance Review Committee, and the 4th Monday revolving Site Plan Committee. The Chairman asked that anyone interested in attending the upcoming Planning Commissioners Workshop complete the form and turn it in to the Planning Department.

Public Hearings: Mr. William Kirchoff read the opening comments.

- A. P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District for a 3.3 acre tract of land located on the north side of Chesterfield Airport Road, approximately 400 feet east of Long Road (part of Locator Number 17U420125). The proposed use is an Automobile Dealership.

Mr. Olson presented slides of the subject site and the surrounding area.

Mr. Tom Shaw, 1122 Deep Forest Drive, Chesterfield Missouri 63005, presented the request on behalf of the petitioner.

- The building will be slightly over 11,000 square feet and used as a Chevrolet Dealership (Royal Valley Chevrolet/Geo).
- The building will contain approximately 4,000 square feet of display room. The front of the building will be facing Caprice Drive. The balance of square footage will be used as service area and office area.
- The addition of Royal Valley Chevrolet/Geo would be the second auto dealership to be constructed in the area. Mr. Shaw stated that the area would be appropriate for several more dealerships.
- Mr. Shaw stated that there have been time constraints placed on the petitioner's, Mr. Harold Arbeitman, commitment with General Motors.
- Chairman McGuinness asked Mr. Shaw if he envisioned auto dealerships on both sides of the highway (i.e., P.Z. 4-89 E.S. Development - Auto World.)
- Mr. Shaw stated that contracts expired for that property (Auto World) and that property owners are giving no indication that they would like to see the property developed as Auto World.
- Chairman McGuinness asked Mr. Shaw what he would suggest happen to the property originally proposed to be developed as Auto World.

- Mr. Shaw responded that the zoning of the property for Auto World should be returned to "NU" Non-Urban and that the auto dealerships could be concentrated on the same side of the highway as Lou Fusz Ford.

Mr. Glen Borgard, Volz Engineering, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri 63132, speaking on behalf of the petitioner.

- Petition concerns a 3.3 acre site presently zoned "M-3". The petitioner is seeking a "C-8" zoning classification.
- Main ingress and egress to the site is from Caprice Drive onto Chesterfield Airport Road. (Caprice Drive, at present, serves only Lou Fusz Ford.)
- Sanitary sewer service to the site will be a septic tank with and absorption field, located off the site and covered by an easement. Septic tank will be used because the public sewer is over 2,000 feet away to the south and runs parallel to the Monarch-Levee/Bonhomme Creek and would require an expensive pumping station and a force main to convey the sewage from the site to the MSD sewer.
- This sewer system will be similar to the one being used at Lou Fusz Ford.
- Petitioner is proposing a cantilever canopy for the subject site, so there should be no vehicle circulation problems as suggested by the Chesterfield Public Works Department.
- Natural drainage flows from Chesterfield Airport Road to the northwest on the subject site.
- The site is above the 100 Year High Water Elevation and not in Zone A. It is not affected by the Booker Master Stormwater Drainage Plan that was prepared for the Chesterfield Valley area.
- Drainage from site will be directed to the area of Highway 40 and Long Road where there is a conveyance channel.
- Easements will be obtained by Mr. Arbeitman during the land purchase.
- A plan will be submitted for off-street parking during construction in order to keep from restricting traffic movement along Caprice Drive.
- Improvements are required to Chesterfield Airport Road. The plan is to have a sixty (60) foot wide pavement, which would be five twelve (12) foot lanes. Approximately one (1) lane will need to be built along road frontage to

improve the existing entrance onto Caprice Drive and then tapering down to the existing pavement. There is a median planned by the County Highway Department from the intersection of Long Road and Chesterfield Airport Road eastward, which will require the road to be widened beyond the sixty (60) foot width.

- The County Highway Department would like to see the first entrance onto Caprice Drive from the subject site 250 feet from Chesterfield Airport Road. Mr. Borgard noted that if the 250 feet was a requirement, that would place the entrance at the center of the building.
- Mr. Borgard stated that the petitioner would be willing to relocate the entrance, but is requesting a compromise to reduce congestion near the building. He would like to move the entrance to the first or second driving lane on the subject site.
- Landscaping and green space will be provided.
- Chairman McGuinness questioned Mr. Borgard on signage for the location. Mr. Borgard is unaware of any signage proposed.
- Mr. James Dalbec, Metro Account Manager for Chevrolet, stated that signage is not final at the present time. He did state, however, that they would meet the requirements of the City of Chesterfield.
- Chairman McGuinness questioned Mr. Dalbec as to what type of material will be used for the building. Mr. Dalbec was unaware of the type of building materials that would be used.
- Mr. Borgard mentioned they are aware of Traffic Generation Assessments (TGA) and the need for cross-access easements to adjacent sites.
- Mayor Leonard questioned Mr. Borgard as to how the grease and oil would be disposed of. Mr. Borgard stated that there would be a grease/oil interceptor installed. He stated that the septic tank would only receive domestic waste and that the grease and oil would be collected separately and hauled away.
- Ms. Domahidy sought clarification regarding a cross access agreement and where a cross access would be located. Mr. Borgard stated that the agreement would allow people to travel back and forth between the subject site and Lou Fusz Ford without getting back on Caprice Drive. Ms.

Domahidy also asked what would happen to the leftover parcel to the north of the subject tract. Mr. Borgard mentioned the auto dealers may expand into that area.

- Ms. Domahidy questioned Mr. Borgard on light standards for the project. Mr. Borgard stated that no information is available at this time regarding light standards.
- Mr. Kirchoff asked if MSD would allow a septic tank in this location instead of requiring the petitioner to hook-up with the main sewer line. Mr. Borgard stated that MSD does allow septic tanks in situations of extreme economic hardship.
- Ms. O'Brien sought clarification on the location of the service entrance.
- Mr. Dalbec stated the back portion of the building will contain the service bays.
- Ms. O'Brien stated she would not want to see the service area facing Chesterfield Airport Road.
- Ms. Domahidy sought clarification regarding the size of the building in relation to Lou Fusz Ford. Mr. Borgard stated that Royal Valley Chevrolet/Geo will be slightly smaller than Lou Fusz Ford.
- Mr. Shaw mentioned that the building will be a metal structure with brick veneer. The showroom will be all glass similar to Lou Fusz Ford. Mr. Shaw noted that his company retains the right to approve or disapprove the building materials.
- Ms. Sherman inquired about the width of Caprice Drive.
- Mr. Borgard stated the width of Caprice Drive was twenty-six (26) feet.
- Ms. Sherman expressed concerns about traffic circulation and expressed a need for a sidewalk to Lou Fusz Ford.
- Mr. Borgard mentioned customers would come in the south entrance and vehicles used in the operation of the business would use the north entrance. He also mentioned, in order to manage the stormwater system, no sidewalks are proposed.

- Chairman McGuinness reminded Mr. Shaw that the Planning Commission has final approval of building materials used for construction of the proposed auto dealership.

Rebuttal - Waived

Show of Hands For: 12 Against: 0

Approval of the Minutes

The Minutes were approved from the March 11, 1991 meeting.

Committee Reports

- A. Ordinance Review Committee - No Report
- B. Architectural Review Committee - No Report
- C. Site Plan/Landscape Committee

Chairman Kirchoff discussed instituting a policy that would require rear elevations of residential homes be submitted for approval, in addition to the front elevations, when the architectural elevations are submitted for review.

He mentioned this should be added to the architectural review criteria.

Mr. Kirchoff made a motion to institute this policy. The motion was seconded by Mr. Cannon. The motion passed by a vote of 8 to 0.

- D. Comprehensive Plan Committee

There was a public hearing held on March 14, 1991, on the update of the Comprehensive Plan.

The next meeting of the Comprehensive Plan Committee will be held on Thursday, April 4, 1991, at 6:00 p.m.

Chairman McGuinness requested that the Department send out an informational notice of the upcoming meeting.

- E. Procedures Committee

Chairman McGuinness discussed with Commission setting a policy that no item should be placed on the Commission agenda unless the project is in compliance with applicable zoning

and subdivision regulations. She referred to the Thomas C. Walker (Outdoor Equipment) amendment request, which has a pending zoning violation.

Ms. Hathaway mentioned items such as this were put on the agenda so the Commission is aware of the status of the site.

Mr. Scruggs felt that there should be exceptions to this policy, particularly in instances where the petitioner is taking steps to come into compliance.

Mr. Cannon suggested that this policy should be discussed with the Planning Department, and the Department should use their discretion as to what is acceptable and what is not in compliance and thus not presented to the Planning Commission.

Ms. Sherman made a motion to institute a policy where the Planning Commission will not receive any matter that is in violation of applicable regulations unless the Director of Planning/Economic Development believes the petitioner is in the process of actively complying with its current Zoning Ordinance. Chairman McGuinness asked for comments from Mr. Dan Olson, Planning Technician. Mr. Olson concurred there will be instances where the Director will need to use discretion in determining if an item should be submitted for review. Mr. Olson suggested the matter be referred to the Department for review.

The original motion was seconded by Ms. Domahidy. The motion passed by a voice vote of 8 to 0.

Old Business

- A. P.C. 20-88 Thomas C. Walker; a request for amendment of "C-8" and "FPC-8" Planned Commercial District Ordinance; north side of North Outer 40, east of Long Road.

Mr. Olson stated that the subject site is still not in compliance with Ordinance Regulations and has been turned over to the Prosecuting Attorney for appropriate action.

Mr. Olson presented the Department's request to hold this item until it is brought into compliance. Ms. Domahidy made a motion to hold this item, and the motion was seconded by Ms. O'Brien. The motion was passed by a voice vote of 8 to 0.

New Business

- A. P.Z. 6-91 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.107 "NU" Non-Urban Districts, 1003.111 "R-1" One-Acre Residence District, 1003.112 "R-1A" 22,000 square foot Residence district, 1003.113 "R-2" 15,000 square foot Residence District, 1003.115 "R-3" 10,000 square foot Residence District, and 1003.117 "R-4" 7,500 square foot

Residence District of the Zoning Ordinance of the City of Chesterfield relative to Mortuaries as Conditional Uses.

Mr. Olson presented the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Mr. Scruggs. Upon a roll call vote, the vote was as follows: Mr. Cannon - Yes, Mr. Dalton - Yes, Ms. Domahidy - Yes, Mr. Kirchoff - Yes, Ms. O'Brien - Yes, Mr. Scruggs - Yes, Ms. Sherman - Abstain, Chairman McGuinness - Yes. The motion passed by a vote of 7 to 0, with one abstention.

B. P.Z. 7-91 City of Chesterfield Planning Commission; a proposal to amend Section 1003.165 Off-Street Parking and Loading Requirements of the Zoning Ordinance of the City of Chesterfield relative to Handicapped Parking.

Mr. Olson presented the request and the Department's recommendation of approval.

The motion to approve the Department's recommendation was made by Mr. Scruggs and seconded by Ms. O'Brien.

Comments/Discussion by Commission

Mr. Cannon expressed concern with the number of parking spaces required for larger developments and sought clarification as to how the number of handicapped spaces was decided upon.

Mr. Olson was unaware of the exact source of the original numbers, but stated they were obtained from the St. Louis County Zoning Ordinance and Building Code Regulations.

Mr. Dalton asked if there were state or federal requirements regarding the number of handicap spaces required.

Mr. Olson stated he was unaware of any state or federal regulations.

Mr. Cannon requested more clarification as to where the ratio of parking spaces to handicapped spaces is derived and expressed a concern for the low number of handicap spaces required in the situation where there are a significant number of required parking spaces.

Chairman McGuinness suggested if further clarification is needed that the matter be put on hold until in order for more research to be conducted.

Mr. Scruggs withdrew original motion to approve the recommendation of the Department and Ms. O'Brien concurred.

A motion to hold was made by Mr. Cannon in order to obtain clarification for the parking requirement numbers. The motion was seconded by Mr. Dalton. The motion was passed by a vote of 8 to 0.

Note: Councilmember Hathaway left the meeting at this time.

Site Plans, Building Elevations, and Signs

- A. D.L. 2-49 Spirit of St. Louis Airport (Centurion Investment); "M-3" Planned Industrial District Architectural Elevations; east side of Beechcraft Avenue, north of Edison Avenue.

Mr. Olson presented the request and presented the architectural elevations to the Planning Commission for review.

On behalf of the Site Plan Committee, Mr. Kirchoff made a motion to approve the petitioner's request. The motion was seconded by Ms. Domahidy and passed by a voice vote of 7 to 1, with Chairman McGuinness voting no.

- B. P.C. 80-88 Shell Oil Company (Wildhorse); "R-1A" Residence District PEU Amended Site Development Plan and Architectural Elevations; south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Mr. Olson presented the request and the Department's recommendation of approval contingent upon the addition of landscaping within the medians along Wildhorse Parkway Drive as previously approved.

On behalf of the Site Plan Committee, Commission Kirchoff made a motion to approve the plan, but hold the rear elevations of the homes until they are submitted for review. The motion was seconded by Ms. Domahidy.

Comments/Discussion by Commission

Mr. Kirchoff noted discussion relating to the lack of sewer easement between Lots 373 and 374 being in conformance with previous action taken on this project and the fact that the easement should be extended to the right-of-way of Wild Horse Creek Road. Mr. Kirchoff stated that the item will be addressed when the Record Plat is submitted, however, would also believe it should be depicted on the site development plan.

Mr. Cannon sought clarification as to the number of streets trees the petitioner proposes.

Mr. Olson stated they are proposing one (1) tree per lot, per the prior street tree requirements. However, the Department is recommending one (1) tree per forty (40) feet

of street frontage as required by our current standards. Mr. Olson further stated the need to revise their site plan to show this requirement.

Upon a voice vote the Departments recommendation of approval was passed by a vote of 8 to 0.

Comments/Discussion by Commission

Chairman McGuinness discussed the Commission having a dinner in the spring.

Mr. Cannon volunteered to be the Chairman of the Dinner Committee

The meeting adjourned at 8:10 p.m.

William Kirchoff, Secretary

[PC-MIN.M25]