

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 25, 1996



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Michael J. Casey
Mr. Douglas R. Beach, City Attorney
Ms. Laura Griggs-McElhanon, Acting Director of Planning
Mr. Kevin Jackson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Patricia O'Brien

INVOCATION - Chairman Michael Casey

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Mr. John Langa, Administrator of the Chesterfield Community Development Corporation.

PUBLIC HEARINGS: - There were no public hearings.

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of March 11, 1996.

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

PUBLIC COMMENTS: - There were no speakers.

OLD BUSINESS: - None

NEW BUSINESS:

- A. **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 of Planning Laura Griggs-McElhanon noted the Department is still researching issues concerning the proposed amendment and recommends this matter be held.

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

- B. **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.)

Acting Director of Planning Laura Griggs-McElhanon noted the Department recommends this matter be tabled until further notification is received.

A motion to table was made by Commissioner Bly, seconded by Commissioner McCarthy and approved by a voice vote of 6 to 1, with Commissioner Kenney voting nay.

- C. **P.Z. 18 & 19-93 Nooning Tree Partnership**; amendment to a Planned Environment Unit (PEU) in the "R-3" 10,000 square foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Acting Director of Planning Laura Griggs-McElhanon noted the Department is still researching this request and recommends this item be held.

A motion to hold this item was made by Commissioner Yaffe, seconded by Commissioner Bly and passed by a voice vote of 7 to 0.

- D. **P. Z. 12-93 Redia McGrath (McGrath Plaza)**; a request for an extension of time to submit a Site Development Plan; south side of Chesterfield Airport Road, north of Old Street Road.

Acting Director of Planning Laura Griggs-McElhanon noted the Department recommends approval of the requested extension of time until July 19, 1998, for the petitioner to submit a Site Development Plan.

A motion to approve the requested extension of time was made by Commissioner McCarthy, seconded by Commissioner Kenney and **passed by a voice vote of 7 to 0.**

- E. **P. C. 235, 236 and 237-87 Chesterfield Village, Inc. (Parcels C-310, C-109 and Parcel C-308)**; request for extension of time in which to submit Site Development Plans and Architectural Elevations; east side of Swingley Ridge Drive, south of Chesterfield Parkway, north side of Chesterfield Parkway west of Justus Post Road, and northwest of the terminus of Swingley Ridge Drive northwest of U. S. Highway 40.

Acting Director of Planning Laura Griggs-McElhanon noted the Department recommends approval of the requested extension of time until May 16, 1998, for submittal of Site Development Plans and Architectural Elevations.

Commissioner Dalton arrived at this time.

A motion to approve the requested extension of time was made by Commissioner Grant, seconded by Commissioner Yaffe and **passed by a voice vote of 8 to 0.**

- F. **P.C. 5-79 Holthaus Realty, Chesterfield Industrial Park**; “M-3” Planned Industrial District Ordinance Amendment; west of Long Road, south of Chesterfield Airport Road.

Acting Director of Planning Laura Griggs-McElhanon noted the Department is of the opinion that the requested amendment is not consistent in purpose and content with the original proposal (P.C. 5-79) as advertised; and therefore the Department recommends this matter be scheduled for a public hearing.

A motion to direct the Department to schedule a public hearing on this matter was made by Commissioner Grant, seconded by Commissioner Kenney and **passed by a voice vote of 8 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 10-95 Chesterfield Hotels, Inc. (Hampton Inn)**; “C-8” Planned Commercial District Architectural Treatment; north side of Swingley Ridge Drive at Nardin Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Architectural Treatment, subject to the colors approved by the Department of Planning.

Acting Director Laura Griggs-McElhanon presented examples of the selected colors (i.e., Plum #305 and Manor White #158).

The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0.**

- B. **P.C. 78-82 Alvin D. Vitt and Company (Chesterfield Valley Center)**; “M-3” Planned Industrial District Site Development Plan, Landscape Plan and Architectural Elevations (Central Sign System); east side of Goddard, north of Chesterfield Airport Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations (Central Sign System). The motion was seconded by Commissioner Grant and **passed by a voice vote of 8 to 0.**

- C. **P.C. 91-88 The Siteman Organization (American Pulverizer & Hustler Conveyors)**; "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations, subject to exterior colors as approved by the Department of Planning. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0.**

COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee and Tree Survey Committee**

Acting Director Laura Griggs-McElhanon noted she will set-up a meeting for this Committee.

- D. **Comprehensive Plan Committee**

Acting Director of Planning Laura Griggs-McElhanon noted Commissioners have a copy of the registration form for the Planning Commissioners' Workshop, and inquired which Commissioners would be interested in attending. She noted the City pays this registration fee.

Chairman Casey encouraged all Commissioners to attend. He noted it will be held at the Engineers Club of St. Louis, 4359 Lindell Blvd., April 30, 1996.

Chairman Casey, Commissioner Kenney, Commissioner Grant, Commissioner McCarthy and City Attorney Doug Beach indicated they would attend.

Acting Director of Planning Laura Griggs-McElhanon noted she will contact Commissioner O'Brien and Commissioner Dalton regarding their attendance at the Workshop.

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

The meeting adjourned at 7:43 p.m.



Allen Yaffe, Secretary

[MIN3-25.096]