

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 26, 1990

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Mr. Jamie Cannon
Ms. Mary Domahidy
Mr. Lester Golub
Dr. Alan Politte
Mr. Doug Beach, City Attorney
Councilmember Dick Hrabko, Ward IV
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. William Kirchoff

INVOCATION: Ms. Anna Kleiner, Planning Specialist

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

Chairman McGuinness, in recognition of Ms. Burnett's service to the Commission, turned the gavel over to Commissioner Burnett to Chair the meeting.

APPROVAL OF THE MINUTES

The minutes of the Planning Commission Meeting of March 12, 1990 were approved.

COMMITTEE REPORTS - None

OLD BUSINESS

- A. P.C. 120-84 Queatham House, Ltd.; request to amend LPA in "NU" Non-Urban District Ordinance; north side of Olive Boulevard, at Westernmill Drive.

Mr. Duepner stated that this matter has been referred to the Historical Commission of the City of Chesterfield, which will meet Wednesday, March 28th, at 7:00 p.m., at City Hall. He further stated that Queatham House will be on that agenda, and that Department staff will be in attendance at that meeting to answer any questions for the Historical Commission. The Department anticipates having a response back from the Commission for the next Planning Commission meeting on April 9, 1990.

A motion to hold this matter was made by Ms. McGuinness and seconded by Mr. Cannon. The motion passed by a voice vote of 8 to 0.

NEW BUSINESS

- A. P.Z. 2-90 City of Chesterfield Planning Commission; a proposal to establish a Commercial Service Procedure within the Zoning Ordinance of the City of Chesterfield relative to commercial uses within single-family structures.

Ms. Kleiner presented the petition and the Department's recommendation of approval subject to the conditions in the Department's report, with modifications.

Attachment B was modified as follows:

1. Permitted Uses - There shall be no sales at retail or wholesale, except for accessory retail sales in association with a specific service.
2. Structures - Changed to read "The Commercial Service Procedure designation is only transferable if the subsequent use is the same use or has the same, or less restrictive, parking requirements, as determined by the Department of Planning/Economic Development.

A motion to approve the request, subsequent to the conditions in Attachment B as modified this evening by Ms. Kleiner, was made by Mr. Bryant and seconded by Ms. McGuinness.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- o Clarification of the intent of the Comprehensive Plan, and how it relates to this petition.
- o Some concern was raised relative to the minimum lot size being one (1) acre. Larger lots could be sub-divided and rezoned, if necessary, to be in keeping with the intent of the Comprehensive Plan.

- o Some concern was raised relative to the maximum sign size of two (2) square feet in sign face area.
- o Clarification regarding the amount of dedication required for future roadway widening. Such dedication would be decided on a case-by-case basis.
- o The proposed Commercial Service Procedure process is identical for that presently used for Conditional Use Permits.
- o It was emphasized that this procedure is to provide an "interim" use as an alternative for property owners of existing structures along major roadways in the City.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Mr. Cannon, no; Ms. Domahidy, yes; Mr. Golub, yes; Dr. Politte, no; Chairman McGuinness, yes. The motion passed by a vote of 6 to 2.

B. Wellington Estates; Subdivision Record Plat; north side of Clayton Road, west of Schoettler Road.

Mr. Duepner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Ms. McGuinness and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Nooney Company; "C-8" District Business Sign; south side of U.S. Highway 40.

Ms. Kleiner presented the request and the Department's recommendation of approval of the 65 square foot sign.

Note: Ms. McGuinness left the meeting at this time.

A motion to approve the Department's recommendation was made by Dr. Politte and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

Note: Ms. McGuinness returned to the meeting at this time.

B. Parkway School District (Green Trails Elementary School); Amended Site Plan and Building Elevations; east side of Portico Drive, north of Ladue Road.

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

A motion to approve the Department's recommendation was made by Dr. Politte and seconded by Ms. Domahidy. The motion passed by a voice vote of 8 to 0.

The meeting adjourned at 8:00 p.m.

Mr. Charles Bryant - Secretary

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