

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 10, 1989

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

PRESENT

ABSENT

- | | |
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| Chairman Barbara McGuinness | Mr. Charles Bryant |
| Mr. Edward Bidzinski | |
| Ms. Mary Brown | |
| 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 Ralph Green, Antioch Baptist Church.

The Pledge of Allegiance was led by Councilman-Elect Richard Hrabko, Ward IV; and Councilman-Elect Betty Hathaway, Ward I.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes of the Meeting on March 27, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee:

Ms. Domahidy reported that more than one-half of the Comprehensive Plan Citizen Advisory Group attended the Bus Tour of the City on April 8th. In talking with members of the group, she found that almost everyone said that they had gained a new perspective of the City from the tour. This, she felt, would enable the Group to think of the City as a whole.

OLD BUSINESS

- A. P.Z. 8-89 Sullivan Hayes Company; a request for a change of zoning from "R-6A" Residence District to "R-1" Residence District; 5.5 acre tract of land located along East Drive, approximately 700 feet northwest of Olive Boulevard.
- B. P.Z. 9-89 Sullivan Hayes Company; a request for a change of zoning from "R-6A" Residence District and "R-2" Residence District to "C-8" Planned Commercial District; a 19.3 acre tract of land located on Olive Boulevard, between East Drive and approximately 200 feet southwest of West Drive.

Mr. Duepner stated that the Commission had approved, in concept, the rezoning of P.Z. 9-89, and requested the Department to prepare a report which would represent the comments and opinions of both the majority and the minority of the Commission. This report would be going from the Planning Commission to the City Council. Mr. Duepner read the conditions listed in the report and attachment.

Many comments and concerns were expressed by the Commission Members relative to the report. Items such as permitted uses, building structures, setbacks, access, rights-of-way, traffic impact, transition, signalization, density, intensity, parking, landscaping, curb cuts, setting a precedence regarding the issuance of a Variance, etc.

Chairman McGuinness stated that the letter from the petitioner should be entered into the minutes as a matter of public record.

Mr. Duepner made the suggestion that, since there has been extensive discussion on the various conditions that have been presented to the Commission, perhaps the suggested conditions that were presented to the Commission may not be truly reflective of what the majority thoughts were at the meeting on March 13th. Mr. Duepner stated that the Department would recommend that the petitions be held in order for the Department to submit another report which would attempt to articulate the thoughts of the majority of the Planning Commission.

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

NEW BUSINESS

- A. 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 Schoettler Road, north of Highcroft Drive.

B. P.Z. 12-89 Taylor-Morley-Simon, Inc.; a request for a Planned Environment Unit and an Amended Planned Environment Unit 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, north of Highcroft Drive.

Ms. Anna Kleiner stated the petitioner's request and gave the Department's recommendation for approval, with conditions, as stated in Attachment B.

Ms. Brown requested that the site plan show existing and proposed trees.

The motion to approve the request was made by Dr. Pritchard and seconded by Mr. Golub. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, 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 8-0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

A. P.C. 20-88 Thomas Walker (Outdoor Equipment); M-3 Site Development Plan; north side of North Outer Forty, east of Long Road.

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

The motion to approve the request was made by Ms. Burnett and seconded by Ms. Brown. The motion passed by a voice vote of 8-0.

B. Coventry Farm Addition; Subdivision Record Plat; east side of Kehrs Mill Road, north of Clayton Road.

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

The motion to approve the request was made by Mr. Golub and seconded by Ms. Burnett. The motion passed by a voice vote of 8-0.

C. Lot 7 of Ladue Trails; "C-8" Amended Site Development Plan and Preliminary Plat; south side of Ladue Road at Seabrook.

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

The motion to approve the request was made by Mr. Bidzinski and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

D. Clarkson Grove; Condominium Plat; east side of Blue Oak Court, south side of Lea Oak Drive.

Mr. Duepner stated that this item does not require approval by the Commission, and that it should be removed from the agenda.

No action was taken.

OTHER - None

The meeting adjourned at 8:50 p.m.

Mr. Charles Bryant - Secretary