

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 13, 1998



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

PRESENT

Mr. Dave Dalton
Mr. Michael Casey
Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Robert Grant
Ms. Linda McCarthy
Mr. Allen Yaffe
Mr. Rick Bly, Chairman
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa J. Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Angela McCormick, Planner I
Ms. Sharon Rhodes, Administrative Secretary

EXCUSED

Mr. Dan Layton, Jr.

Chairman Bly recognized Councilmember Larry Grosser, Councilmember Mary Brown, Councilmember Casey, Mayor Nancy Greenwood and former Planning Commissioner Bill Kirchoff.

Chairman Bly noted that agenda would be rearranged with a vote taken to hold the three issues pertaining to White Road since there was not a representative from Crawford Bunte Brammeier here to address concerns with the traffic study. Those items will be addressed at the next meeting on April 27th.

INVOCATION: Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Commissioner Yaffe read the first portion of the "Opening Comments."

- A. **P.Z. 5A-98 Swingley Ridge Development**; a request for a change in zoning from “C-2” Shopping District to “PC” Planned Commercial District for a 4.26 acre tract of land located on the north side of Swingley Ridge Drive, 600 feet west of Olive Boulevard. (Locator Number: 18S23-0257/State right-of-way); Proposed Use: Hotel.

Planner I Angela McCormick gave a slide presentation of the subject site and surrounding area.

Mr. Al Michenfelder, attorney for the petitioner, spoke in favor of P.Z. 5A-98. He noted the following:

- The proposal is to rezone property from “C-2” to “PC” for a proposed 105 unit hotel.
- A 30,000 square foot hotel is a permitted use in the “C-2” District. The proposed hotel is 50,000 – 60,000 square feet. Therefore, rezoning to “PC” is necessary to accommodate the proposed hotel.
- The 4.2 acre tract contains grades that will require a substantial amount of fill.
- The property to the north is zoned “R-4” Residential District and is currently used for residential purposes.
- A revised Preliminary Plan was presented which relocated the swimming pool from the west to the rear of building.
- A rock embankment is proposed as a deterrent to erosion and the grade will be raised, using fill and a retaining wall, so that property will be on-grade with Swingley Ridge.
- The height of the proposed hotel is 50’ in height, similar to the Residence Inn and other hotels in same category. The average stay at the hotel would be two weeks. Rooms will be high quality with no food services.
- The required parking for the site is 111 spaces
- All MSD standards will be met and stormwater will be drained into a retention area under the parking area with outfall on the north towards the Missouri River.
- One entrance is proposed at the far western edge of property. Concerns of the Fire District over the radii at the entrance will be addressed.
- The name of the hotel will be Studio Plus and the builder is ESA Management Company.
- Swingley Ridge Partnership will sell property to ESA if zoning request is approved, and ESA will develop property as Studio Plus Hotel.

Commissioner Grant inquired if the State would ever need additional right-of-way in this area.

Mr. Michenfelder responded that a portion of the property had been acquired from the State and they are not aware of any plans the State has now or in the future.

Commissioner Grant asked how close boundaries are to residents on Nardin Drive.

Mr. Michenfelder responded that the proposed development abuts the rear of the residential properties on Nardin Drive. He noted that the residential properties are heavily wooded in this area. The closest the building will be to the residential property will be 60 to 70 feet (on the east).

Commissioner Casey asked if they had met with residents on Nardin Drive regarding the project and how the residents felt about the development.

Mr. Michenfelder asked Mr. Bob Brinkman, president of Swingley Ridge Development, for a response to this question.

Mr. Brinkman responded that they had met with four residents who abut property and he did not receive any strong complaints, but he wanted to make them aware of the development since they were working in their backyard. He added that the original property did not include State right-of-way and allowed for a 30,000 square foot development only. After State right-of-way was acquired, they ended up with two pieces of property, which were combined. He also although Swingley Ridge is currently State property, the State is going to turn this over to the City.

Councilmember Mary Brown inquired about the type of buildings proposed.

Mr. Michenfelder responded that it would be brick and the elevations are not completed at this time. He also commented that the building would be four stories, but that it would not be any higher than the Hampton Inn, which is three stories. It would be also lower than the Mallinckrodt building.

Commissioner Yaffe asked for specific locations of other St. Louis sites for Studio Plus Hotels.

Mr. Michenfelder gave the addresses of hotels at Lambert Airport and Westport, and said he would obtain the address of the hotel in St. Peters.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS – NEUTRAL: - None

REBUTTAL: - Waived

Commissioner Yaffe read the next portion of the “Opening Comments.”

- B. P.Z. 15-98 Arthur R. McRoberts and Mary McRoberts (Hart Auto Body Inc.);** a request for a change in zoning from “C-8” Planned Commercial District and “M-3” Planned Industrial District to “PC” Planned Commercial District for a 1.8 acre tract of land located on the north side of Chesterfield Airport Road, 600 feet east of Long Road. (Locator Numbers: 17U42-0125) Proposed Use: Vehicle repair facility for automobiles.

Planner I Angela McCormick gave a slide presentation of the subject site and surrounding area.

Mr. Michael Doster, attorney representing the petitioner, spoke in favor of P.Z. 15-98, and noted the following:

- There were two parcels involved (one parcel is 1.5 acres, and the other is 1.8 acres), but the petitioner is seeking use of an automobile repair facility on one parcel only. The Department

of Planning requested that both parcels be rezoned at same time since they were rezoned in September, 1991, from "M-1" to "C-8" for an automobile dealership. Elevations are not available at this time. Caprice Drive is a common access easement.

- The building will have 11,440 square feet devoted to autobody activities. The other portion, which is approximately 3,120 square feet, will be two stories, and will be where the offices are located. The Plan is to have a cut block building on all sides, with no bay doors in front facing Caprice, other than a single door near the office portion of the building. There will be no doors in the rear, and one door on the north end of the building.
- Parking is computed on the basis of eight repair bays and 14 employees, with the total required parking being 38 spaces. There will be 50 parking spaces provided. Automobiles awaiting repair are to be parked in the rear of the building. Employees and other visitors are to park in front. The business hours will be 7:30 a.m. till 5:00 p.m., Monday to Friday. Ten percent (10%) of the deliveries are by tow truck, and the other deliveries occur by people driving to the site for repair.
- The appearance of the building concerning signs and fencing requirements.

Councilmember Mary Brown inquired about adjacent property

Mr. Michael Doster stated that the property was zoned "M-3", and is approximately 2.2 acres, with access to Caprice Drive.

Commissioner Eifler inquired about fumes with regard to spray painting.

Mr. McRoberts, the petitioner, stated that all paint and prep stations are self-contained with fumes going through a filter system that does not escape the building.

Mr. David Volz, Civil Engineer, noted that concerns of dirt balance, water drainage and sanitary sewer are in accordance with Chesterfield Valley requirements.

SPEAKERS – NEUTRAL:

1. Mr. Bill Kirchoff, Chairman of the Valley Master Plan Committee, stated that the designation for this area of the Valley between Long Road and Boone's Crossing is indicated as mixed use of retail, hotel, office and restaurant and doesn't include a designation usage of this nature. He stated importance of architecture, landscaping and screening.

SPEAKERS IN FAVOR:

1. Mr. David Volz, Volz Engineering, noted that he attended the last meeting of Chesterfield Valley Master Plan group and that several uses suggested in the Valley did not fit the suggested uses per the Plan being considered, i.e., Lou Fusz and 84 Lumber. Mr. Volz stated that Mr. McRoberts is aware that the building has to be architecturally attractive and screened.

Commissioner Grant inquired how the Chesterfield Valley Master Plan compares to the existing Comprehensive Plan.

Mr. Bill Kirchoff stated the Valley Master Plan is a more specific “valley directed plan” than the Comprehensive Plan and was initiated three years ago. It will go to Public Hearing before it is adopted by the City.

Commissioner Yaffe stated the importance of regulating mixed uses in Chesterfield Valley.

Commissioner Yaffe read the final portion of the “Opening Comments.”

APPROVAL OF MINUTES:

A motion to approve the minutes of March 23, 1998, was made by Commissioner Casey, seconded by Commissioner Broemmer, and approved by a voice vote of 8 to 0.

PUBLIC COMMENTS

1. Mr. Tom Johnson, 375 Litany Lane, signed up to speak in opposition to P.Z.6-98 and P.Z.8-98, but was not present.
2. Mr. Richard Feldman, 911 Washington Avenue, was called on to speak in favor of P.Z. 6-98 and P.Z. 7-98 Consolidated Health Care, but yielded due to the item being held.
3. Mr. Jean Magre, Premier Communities Corporation, spoke in reference to P.Z. 20 and 21-95, Premier Homes, and stated that he had spoken at the Work Session prior to Commission meeting and noted:
 - The sidewalk that was suggested in the revised Public Works proposal would be dangerous as power lines are at shoulder height a few feet from the site.
 - Work would be detrimental to houses in Windridge and would make the existing retaining walls (which are escrowed, approved and built) unnecessary.
 - If developer is required to escrow for the sidewalk, should only require the original amount in the subdivision escrow.

Commissioner Grant asked if there was a sidewalk in the original plans.

Director Price responded that a sidewalk was required. The Public Works Department had suggested to the developer three options:

- Build a sidewalk
- Escrow for it
- Get a variance for it

Commissioner Grant asked if they wanted to build a sidewalk.

Mr. Jean Magre stated the following:

- Windridge would rather not put in sidewalk because it is not a safe slope for pedestrian use.
- Design shows sidewalk at roadbed elevation. Amount of fill would be immense.
- Sidewalks would probably not be built unless there is a major realignment of Wildhorse Creek Road.

Commissioner Grant stated that since the Public Works Department had determined a new escrow amount, why is the new amount of escrow disputed.

Mr. Jean Magre noted that the escrow money already being held for this purpose should remain the same, since that was the amount originally budgeted for sidewalks. The sidewalk on plan was a mistake by their engineers and should never have been approved by the City of Chesterfield.

Commissioner Grant stated that some amount of money should be escrowed since the builder is not in favor of a variance or building a sidewalk.

Commissioner Dalton asked if excavation had been done in the area when houses were originally built and if the problem could have been corrected at that time.

Mr. Jean Magre said that there was a lot of excavation, but the problem was not recognized at that time.

Councilmember Brown asked City Attorney Beach if the Planning Commission does not issue a variance who would handle the dispute about the amount of escrow.

Director Price stated that they are doing an ordinance amendment, and if the ordinance amendment is denied, a variance can be requested from the Board of Adjustment.

Councilmember Brown asked who makes decisions about escrow amounts.

City Attorney Beach stated that an ordinance was already passed with a fixed amount of money determined in accordance with that ordinance. If an amendment were made to remove the sidewalk requirement, the escrow of funds for sidewalk would no longer be needed since the sidewalks are not being built. Public Works indicated that if sidewalks were built, more money would be required than originally escrowed. Public Works has the ability to increase the amount of escrow if needed. Planning Commission's decision is not about amount of escrow, but about removing the sidewalk requirement.

Commissioner Eifler asked the builder the following about eliminating the sidewalk.

- When the builder had pictures in display houses, were sidewalks shown.
- With 1,000 foot frontage on Wild Horse Creek Road, and a problem area of 200 feet, a sidewalk could be built on other 800 feet.
- It would be safer for pedestrians than walking in the street.

Mr. Jean Magre stated that the 800 feet includes the power line, but otherwise it could be built. He added that the sidewalk could not be extended to the commercial area at Kehrs Mill Road and Wild Horse Creek Road.

Councilmember Brown stated there are real problems since there is a large hill and buffer landscaping and residents would not be in favor of removing the buffer.

Commissioner Grant questioned why the sidewalk problem was not corrected when the original work was done and asked for the name of the original Engineers assigned to this project.

Mr. Jean Magre stated the engineering firm was Pickett, Ray and Silver.

4. Wendy Geckeler spoke in favor of P.Z. 20 and 21-95, Windridge Estates. She distributed pictures of the area in question. She stated residents bought homes with berms and retaining walls, which protect their homes from the noise from highway traffic. She agreed with the letter from Premier Homes that stated the problems of building the sidewalk on a huge slope into a floodplain.

Commissioner Dalton stated there are no sidewalks on the east side at Greystone or at Wildhorse, and noted they are trying to keep that area rural without sidewalks.

Commissioner Grant asked if they were recommending releasing escrow.

Wendy Geckeler stated that both the builders and planners made mistakes in the beginning concerning elevations, and that it would not be safe to add sidewalks at this time.

Commissioner Broemmer asked if many people walked on the road.

Wendy Geckeler stated there were not many walkers because of the traffic.

5. Mr. Gary Crabtree, #6 The Pines Court, spoke in favor of P.Z.31-95. He stated that he is here to answer any questions the Commission might have.
6. Mr. Steve Koslovsky, 231 S. Bemiston, spoke in favor of P.Z. 10-98. He reviewed the proposed amendment to the conditions submitted by the Planning Staff in the work session and stated the conditions are acceptable and expressed appreciation for consideration of the issue.

NEW BUSINESS

- A. **P.Z. 1-98 Hennessey Development Inc. (White House Farm)**; "NU" Non-Urban District to "R-2" 15,000 square foot Residence; east side of White Road, 2,500 feet south of Olive Boulevard.

- B. **P.Z. 6-98 Consolidated Health Care Resources Fund I, L.P.** “R-1A” 22,000 square foot Residence District to “R-2” 15,000 square foot Residence District; east side of White Road, south of Olive Boulevard.

AND

- C. **P.Z. 7-98 Consolidated Health Care Resources Fund I, L.P.**; Conditional Use Permit (CUP) in the “R-2” 15,000 square foot Residence District; east side of White Road, south of Olive; and an amendment to an existing Conditional Use Permit (CUP), established by St. Louis County, P.C. 60-80, in the “R-2” 15,000 square foot Residence District for a 7.058 acre tract of land; east side of White Road, south of Olive. The total acreage encompassing this Conditional Use Permit request is 16.174 acres. Proposed Amendment: Expansion of existing Conditional Use Permit to allow the construction of an independent living facility and an adult/child day care.

- D. **P.Z. 8-98 Fischer-Frichtel, c/o John P. King (Whitestone Farm)**; “NU” Non-Urban District to “R-2” 15,000 square foot Residence District; west side of White Road, 2,000 feet south of Olive Boulevard.

AND

- E. **P.Z. 9-98 Fischer-Frichtel, c/o John P. King (Whitestone Farm)**; a Planned Environment Unit (PEU) procedure in the “R-2” 15,000 square foot Residence District; west side of White Road, 2,000 feet south of Olive Boulevard

A motion was made by Commissioner Grant to hold P.Z. 1-98, P.Z. 6 & 7-98, and P.Z. 8 & 9-98 until the next meeting on April 27, 1998 at which time the Commission can address Crawford Bunte Brammeier Company regarding questions that were raised at the Work Session. The motion was seconded by Commissioner Casey and passes by a voice vote of 8 to 0.

Mayor Greenwood left the meeting at this time.

- F. **P.Z. 10-98 General Van and Storage Company, Incorporated**; “M-3” Planned Industrial District to “P-I” Planned Industrial; north side of Chesterfield Airport Road, 1,600 feet west of the intersection of Chesterfield Parkway South.

Assistant Director Griggs-McElhanon summarized the issues and changes as outlined in the memorandum. The request is to change the zoning from “M-3” Planned Industrial District to our new “PI” Planned Industrial District, to allow for more flexibility in the uses on the site in question which has been used for household storage and movement of household goods for several years. The owners want the ability to have different uses, and add improvements to the existing building. Several concerns noted were:

- Parking setbacks from Chesterfield Airport Road.
- Significant existing trees on northern part of site will be preserved.

- The owners will comply with stormwater conditions when additional development occurs.
- Attachment A is recommended to be revised to correct square footage of maximum footprint to 34, 980 to allow approved addition on northern portion of building, but the overall square footage will be limited to 50,000.
- Another level could be added to the existing building, increasing the square footage of usable space without increasing the footprint.
- Staff is requesting revised improvements, including sidewalks, as noted in Attachment A.

Assistant Director Griggs-McElhanon stated that subject to conditions contained in revised Attachment A, the Department of Planning recommends approval of P.Z. 10-98.

A motion to approve the Department's recommendation was made by Commissioner Casey and seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

- G. P.Z. 12-98 Caplaco Twelve, Inc., c/o Capitol Land Company; "C-8" Planned Commercial District to "R-6A" 4,000 square foot Residence District; east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North.**

AND

- H. P.Z. 13-98 Caplaco Twelve, Inc., c/o Capitol Land Company; a Planned Environment Unit (PEU) Procedure in the "R-6A" 4,000 square foot Residence District for a 0.5 acre tract of land located on the east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North; and an amendment to an existing Planned Environment Unit (PEU) Procedure, established by St. Louis County, P.C. 142-79 Chesterfield Village Inc., in the "R-4" 7,500 square foot Residence District and the "R-6A" 4,000 square foot Residence District for a 60.5 acre tract of land; south side of Chesterfield Parkway North, east of Swingley Ridge Drive and on the north side of Swingley Ridge Drive, 500 feet west of Olive Boulevard The total acreage encompassing this Planned Environment Unit Procedure is 60.5 acres. Proposed Amendment: add a 0.5 acre tract of land for a recreation area and subtract another 0.5 acre tract of land.**

Planner I McCormick summarized P.Z. 12-98 and P.Z. 13-98 and stated the tract of land to be rezoned has been used for recreational purposes.

- The petitioner's request for rezoning does not involve any new construction.
- Request is for a land swap, which will allow transfer of ownership of subject area to Chesterfield Village Apartments.

Planner I McCormick stated that subject to conditions contained in revised Attachment A, the Department recommends approval of P.Z. 12-98 and P.Z. 13-98.

A motion to approve the department's recommendation was made by Commissioner Grant and was seconded by Commissioner Casey.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

H. P.Z. 14-98 City of Chesterfield Planning Commission; a proposal to amend section 1003.140 "PC" Planned Commercial District regulations to include cemeteries as a permitted use.

Planner I McCormick summarized P.Z. 14-98 and stated the Department has reviewed three issues to include cemeteries as a permitted use:

- Addition of cemeteries is a permitted use in "PC" Planned Commercial District.
- Definition of non-conforming use is accordance with the City of Chesterfield Zoning Ordinance and exclusion of minimum lot sizes in said definition.
- Amendment applicability to existing and new cemeteries in minimum lot size of 5 acres or less.

A motion to hold P.Z. 14-98 was made by Commissioner Casey, seconded by Commissioner Yaffe **and passes by a voice vote of 8 to 0.**

J. P.Z. 4A-98 Chesterfield Village, Inc. and First Baptist Church of Chesterfield; "NU" Non-Urban District to "PC" Planned Commercial District; south side of Chesterfield Airport Road, 300 feet east of the intersection of Chesterfield Parkway South.

Planner I McCormick summarized P.Z. 4A-98.

A motion to hold was made by Commissioner Grant, seconded by Commissioner Eifler **and passes by a voice vote of 8 to 0.**

K. P.Z. 20-97 Spirit Airpark; request for amendment to City of Chesterfield Ordinance Number 1312, the governing "M-3" Planned Industrial District Ordinance for Spirit Airpark; east side of Goddard Avenue, south of Chesterfield Airport Road (relative to setbacks at 660 Goddard Avenue).

Assistant Director Griggs-McElhanon summarized the request for an ordinance amendment to allow reduced sideyard setbacks.

- She displayed subdivision plat for Spirit Airpark, Lot 2, 660 Goddard that is under review and noted that there was a setback problem.
- Staff is recommending the ordinance amendment to accommodate the subdivision that is proposed, which would reduce the setback only for the existing .
- The “M-1” District requires a ten (10) foot setback from property lines and the existing building is 9.8 feet from the south property line. She talked to the Chesterfield Fire Protection District who has no problem with ordinance amendment only for the existing structure.

Assistant Director Griggs-McElhanon stated that the Department recommends the ordinance amendment to allow the existing structure to maintain a nine (9) foot sideyard setback from the south and a three (3) foot setback from the north property line.

A motion to approve the Department’s recommendation was made by Commissioner Casey and seconded by Commissioner Yaffe.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

- L. P.Z. 20 & 21-95 Premier Development Corp. (Windridge Estates); request for amendment to City of Chesterfield Ordinance Number 1092 for a Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and the “FPR-1” Flood Plain “R-1” One Acre Residence District; south side of Wild Horse Creek Road, west of Long Road (relative to deleting the sidewalk adjacent to Wild Horse Creek Road).**

Assistant Director Griggs-McElhanon summarized the request to amend the PEU ordinance to delete the sidewalk along Wild Horse Creek Road, which was depicted on the original Site Development Plan. It is Staff’s opinion that the sidewalk is warranted in this location and they are not recommending approval of the amendment request. If the ordinance amendment is denied, the owner has the ability to go to the Board of Adjustment to prove a hardship and request a variance due to topography.

City Attorney Beach stated the motion would be to either have a sidewalk or not have a sidewalk.

A motion to have a sidewalk was made by Commissioner Grant and seconded by Commissioner Broemmer.

Commissioner Casey referred to three photos in the Staff Report, and indicated a sidewalk would be impossible to construct.

Assistant Director Griggs-McElhanon stated Public Works acknowledged that significant amount of grading would be needed to get the sidewalk to tie in with the lower elevation at Baxter Gardens Nursery.

Commissioner Casey asked how plans could have originally been approved for these sidewalks.

Assistant Director Griggs-McElhanon stated that after Site Development Plans are reviewed and approved by the Planning Commission, the project goes through Improvement Plan review and approval by the Public Works Department. She deferred to Mr. Geisel, Public Works Director, to answer questions about that process.

Councilmember Brown asked if the large hill and floodplain was taken into consideration when the approval was made.

Assistant Director Griggs-McElhanon stated that she would have to ask Mr. Geisel.

Commissioner Grant agreed the sidewalk could not be built and recommended removing the sidewalk requirement. He felt that releasing escrow money to the developer could be a mistake because of future needs.

City Attorney Beach stated that there was a similar situation at Westbury Manor where sidewalks were not built, and the escrow money was returned to the subdivision. He stated the motion could be made for money to be held in escrow for five years and after that turned over to the trustees for the subdivision.

Director Price stated if it is truly a hardship, a variance can be requested from the Board of Adjustment.

Commissioner McCarthy asked if Union Electric considers this dangerous. Since Mr. Geisel is not available at the meeting, she recommended this item be held.

A motion to hold until a report is provided from Public Works on this item was made by Commissioner Casey.

City Attorney Beach stated a motion is already on the floor, so that this should be a motion to table.

A motion to table this item was made by Commissioner Casey and seconded by Commissioner McCarthy.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

M. P.Z. 31-95 Premier Homes (Cambridge Cove); request for an amendment to City of Chesterfield Ordinance Number 1124, authorizing a Planned Environment Unit (PEU)

Procedure in the “R-6A” 4,500 square foot Residence District; southeast corner of Chesterfield Parkway north and Peach Hill Lane (relative to allowing decks).

Planner II Shook noted that Crabtree Consulting has requested an amendment to Ordinance 1124 to allow decks within designated setbacks. In keeping with setback perimeters, the new amendment would allow for decking only within the footprint of the house, with the deck being connected to two walls of the house.

A motion to approve the amendment request for Ordinance #1124 to allow decks as recommended by the Department of Planning was made by Commissioner McCarthy and seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **P.C. 141-79 Chesterfield Village, Inc. – Crazy Fish Restaurant (formerly Yen Ching Restaurant)**; “C-8” Planned Commercial District Amended Architectural Elevations; north side of Chesterfield Parkway South, west of Clarkson Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve P.C. 141-79, Chesterfield Village, Inc. – Crazy Fish Restaurant, and recommend that they seek consultation with Chesterfield Arts Commission with respect to artwork in front. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

- B. **Spring Hill Bluffs Subdivision**; Density Development Procedure in the “R-1A” 22,000 square foot Residence District Record Plat; north side of Wild Horse Creek Road, east of Kehrs Mill Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve Spring Hill Bluffs Subdivision Record Plat. The motion was seconded by Commissioner Yaffe **and passes by a voice vote of 8 to 0.**

- C. **Wildhorse Meadows Subdivision**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District Record Plat; south side of Wild Horse Creek Road, east of Kehrs Mill Road.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve The Wildhorse Meadows Subdivision Record Plat. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

- D. P.Z. 20-97 St. Louis County – Spirit Airpark/Arch Air Medical Service; “M-3” Planned Industrial District Site Development Plan, Landscape Plan and Architectural Elevations; west side of Edison Avenue, east of Turbine Avenue.**

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve P.Z. 20-97 St. Louis County – Spirit Airpark/Arch Air Medical Service, “M-3” Site Development Plan, the Landscape Plan the Architectural Elevations. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

- E. Chesed Shel Emeth Cemetery; “NU” Non-Urban District Record Plat, Plat Two; east side of White Road, south of Olive Boulevard.**

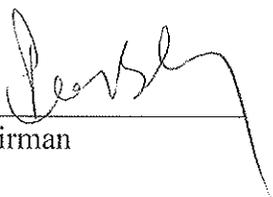
Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve Chesed Shel Emeth Cemetery Record Plat, Plat Two. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

- F. Crossing at Chesterfield Subdivision; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District Record Plat; east side of Kehrs Mill Road, south of Countryside Manor Parkway.**

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve Crossing at Chesterfield Subdivision Record Plat. The motion was seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

A motion to adjourn was made by Commissioner Grant, seconded by Commissioner Casey **and passes by a voice vote of 8 to 0.**

The meeting adjourned at 9:10 p.m.



Rick Bly, Chairman