

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
April 23, 2001

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

I. PRESENT

Mr. David Banks

Right

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Stephanie Macaluso

Ms. Rachel Nolen

Ms. Victoria Sherman

Mr. B. G. Wardlaw

Chairman Fred Broemmer

Mayor John Nations

Mr. Doug Beach, City Attorney

Mr. Charlie Scheidt, Council Liaison

Ms. Teresa Price, Director of Planning

Ms. Barbara Weigel, Senior Planner

Mr. Tom Blanchard, Project Planner

Mr. Matt Brandmeyer, Project Planner

Mr. Mike Hurlbert, Project Planner

Mr. John Wagner, Project Planner

Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Mr. Jerry

II. INVOCATION: Commissioner Sherman

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Mayor John Nations, Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III), Councilmember Mary Brown (Ward IV) and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

## V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the April 9, 2001 Meeting Minutes. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

## VI. PUBLIC COMMENT

1. Mr. Ed Griesedieck, One City Center, St. Louis, MO 63101, attorney for P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

- Speaker stated that a woodland study, cross-section of perspective from Old Clarkson Road and elevations that were requested by the Commission have been provided;

- Speaker stated that MoDOT has stated that it is their opinion that a traffic light is not warranted on Clarkson Road for this proposed development.

2. Mr. Ken Herold, 1839 Rustic Oak, Chesterfield, MO 63017, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

- Speaker stated that he has concerns with the density and the rear elevations of this proposal.

3. Ms. Dru Thomas, 15959 Quiet Oak Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

- Speaker stated that she has concerns with storm water run-off and wants the pond included in pre-construction and post-construction surveys of downstream detention areas in the Planning Department's memorandum;

- Speaker stated that she has concerns with the density of the proposed site;

- Speaker asked that soil and slope issues be carefully reviewed and addressed.

4. Ms. Kathleen Nigro, 15975 Quiet Oak Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

- Speaker expressed concern with the removal of trees.

5. Mr. Marshall Galliers, 1936 Rustic Oak Road, Chesterfield, MO 63017, President of Trustees for Old Clarkson Forest Subdivision, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

- Speaker expressed concern with the density for the proposed development;
- Speaker requests that the elevations for this proposal be reviewed by the Architectural Review Board (ARB).

6. Mr. William A. Hemberger, 14673 Summer Blossom Lane, Chesterfield, MO 63017, speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

- Speaker presented a hand-out to the Planning Commission;
- Speaker stated that he wants a seamless transition between the present development and the proposed development;
- Speaker expressed concern with the detention and retention.

7. Mr. Mike Merra, 1918 Spring Breeze Lane, Chesterfield, MO 63017, speaking in favor of P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

- Speaker stated that he wants to make sure that the fences that are already erected remain;
- Speaker expressed concern with having access to make repairs to the current tie wall by his driveway once the abutting drive for the proposed development is in. Speaker wants to make sure that an easement is allowed to make future repairs, if necessary;
- Speaker asked that there be a buffer between the lots that is consistent with buffers in the current subdivision.

8. Mr. George Stock, 425 North New Ballas, St. Louis, MO 63141, engineer for P.Z. 44-2000 Stoneridge Development;

- Speaker explained changes that have been made to the proposed development: Density has been reduced from 166 units to 152 units, parking spaces have been reduced from 249 spaces to 229 spaces, green space ratio has been increased from 46% to 49%, and area of non-disturbance has gone from 25.4 % to 30%.

9. Mr. Larry Chapman, 13397 Lakefront Drive, St. Louis, MO 63045, developer for P.Z. 44-2000 Stoneridge Development;

- Speaker stated that low-rise, multi-family is appropriate for this site.

10. Mr. Brad Kazmaier, 13397 Lakefront Drive, St. Louis, MO 63045, developer for P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the setbacks would be increased 14 times of what is required to the nearest resident than with the previous proposal.

11. Mr. Bruce Mills, 15480 Elk Ridge Lane, Chesterfield, MO 63017, developer for P.Z. 44-2000 Stoneridge Development;

- Speaker stated that he intends for this development to be at the top end of the market;

- Speaker stated that his cost per unit would be between approximately \$100,000 to \$120,000.

12. Ms. Julie Nolfo, 1830 Craig Park Court, St. Louis, MO 63146, traffic engineer for P.Z. 44-2000 Stoneridge Development;

- Speaker stated that there is ample capacity along the existing road system to accommodate the additional traffic safely from the proposed development;

- Speaker stated that the proposed driveway location to the proposed development is more than adequate to allow motorists to turn safely in and out of the Chesterfield Hills Subdivision or in and out of the proposed development. Speaker stated that the distance between those two (2) driveways exceeds the suggested national minimums. Speaker stated that there are 365 feet of spacing and the minimum standard is 230 feet of spacing;

- Speaker stated that it was recommended that two (2) outbound lanes be provided. Speaker stated that it would be difficult for motorists to exit the development and enter onto Highway 40. Speaker stated that the motorist would have to wait for a gap in both eastbound traffic lanes and South Outer 40. Speaker stated that it was suggested that there be two (2) outbound lanes- one that is identified for motorists who want to go over to eastbound Highway 40 and one for those who want to turn right and proceed down the South Outer Road to Woods Mill Road;

- Speaker stated that the traffic problem at Woods Mill Road and South Outer 40 is very short lived. It runs about 15 to 20 minutes in the afternoon but during this time period it operates at a level of service 'F.' Several alternatives were suggested with the most credit given to the idea of a roundabout. MoDOT is comfortable with that idea.

- Speaker stated that another suggestion was a signalized light but she is not in favor of that idea because the congestion is so short lived that a signal would have an adverse effect and give delays during the rest of the day;

- Speaker stated that the problem at Woods Mill Road and South Outer 40 is there today and will continue as more traffic, whether it be on the North Outer 40 corridor or

whether this proposed development, is added to it. MoDOT recognizes the problem and is trying to seek a solution.

City Attorney Beach asked for clarification that it was Ms. Nolfo's opinion that there is enough acceleration space to get over to Highway 40 and gain speed so that when the motorist enters Highway 40 they are going to be traveling at an accelerated speed to keep up with traffic that is coming up behind them on Highway 40.

Ms. Nolfo stated that there is enough distance to do that assuming the motorist can cross both travel lanes at the same time. That is why the motorist will need to wait for a gap in both directions. Ms. Nolfo stated that it is necessary to have 650 feet to do that and presently there are 410 feet.

13. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the plan proposed is feasible for this site;
- Speaker asked the Planning Commission to approve this petition.

14. Mr. Shawn Furlong, 14509 Debbenham Lane, Chesterfield, MO 63017, trustee for the Chesterfield Hills Subdivision, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the proposal is too dense for this site;
- Speaker stated that the buffers are inadequate;
- Speaker asked the Planning Commission to deny this petition.

15. Ms. Lynne Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated that she is president of the Homeowner's Council and she was not contacted for a meeting with the developer on Saturday, April 21, 2001 concerning this proposal.

16. Mr. Jimmy Odom, 1528 Candish Lane, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated that he has concerns with the noise and density of this proposal;
- Speaker asked the Planning Commission to deny this petition.

17. Ms. Jean Brow, 1526 Candish Lane, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated that she is concerned with disturbance of the natural terrain;
- Speaker stated that the proposed development is too dense for this site;
- Speaker stated that the buffers would be inadequate.

18. Mr. Howard Zinschlag, 1542 Candish Lane, Chesterfield, MO 63017, speaking in opposition to P.Z. 44-2000 Stoneridge Development;

- Speaker stated that the developer has not adequately addressed the concerns of the residents;
- Speaker stated that he is concerned with traffic congestion and safety.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. King of Kings Lutheran Church, 13765 Olive Boulevard; Revised request to increase a monument sign's size beyond fifty (50) square feet.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the revised request to increase a monument sign's size beyond fifty (50) square feet for King of Kings Lutheran Church, 13765 Olive Boulevard. The motion was seconded by Commissioner Kodner and passes by a voice vote of 7 to 1. (Commissioner Sherman voted nay.)

B. Chesterfield Exchange - A Site Development Concept Plan - in a "PI" Planned Industrial District located on the north side of Chesterfield Airport Road east of Goddard and west of Cepi Drive. The proposal consists of two lots totaling approximately 21.6 acres that will be developed in two phases.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan for Chesterfield Exchange. The motion was seconded by Commissioner Kodner and passes by a voice vote of 8 to 0.

C. Chesterfield Exchange-Lot 1: Site Development Section Plan: A Site Development Section Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "P-I" Planned Industrial District and is located on a 9.2 acre site, north of Chesterfield Airport Road, east of Goddard and west of Cepi Drive.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Chesterfield Exchange-Lot 1. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 8 to 0.

D. Chesterfield Village, Inc – Northwest Quadrant, Parcel C-312: Review of Amended Site Development Section Plan.

Commissioner Banks, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan for Chesterfield Village, Inc. – Northwest Quadrant, Parcel C-312. The motion was seconded by Commissioner Nolen and passes by a voice vote of 8 to 0.

#### VIII. OLD BUSINESS

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a “NU” Non Urban District to a “R-3” Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

AND

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a “R-3” Residential District to a “PEU” Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses:

- .. Dwellings Single Family, Attached
- .. Existing Communication Tower
- .. Existing Cemetery

Commissioner Layton made a motion to hold P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract, as requested by Staff, for review of a revised plan. The motion was seconded by Commissioner Macaluso and passes by a voice vote of 8 to 0.

C. P.Z. 44-2000 Stoneridge Development; a request for a change of zoning from an “NU” Non-Urban District to an “R-6” 2,000 square-foot Residence District for 9.2 acres of land located on the south side of South Outer Forty Road, northeast of Yarmouth Point Drive and Candish Lane. (Locator Numbers 19R-61-0026 and 19R-61-0312). Proposed use:

- .. Multiple-family homes.

Project Planner John Wagner gave an overview of P.Z. 44-2000 Stoneridge Development.

Commissioner Banks made a motion to approve P.Z. 44-2000 Stoneridge Development. The motion was seconded by Commissioner Sherman.

Commissioner Wardlaw stated that he has concerns with this proposal. Commissioner Wardlaw stated that the density on this proposal is too high and this proposal would be a nuisance to the adjacent property. Commissioner Wardlaw stated that he would vote against this proposal.

Commissioner Banks stated that he has concerns that this proposal is too dense and too close to the neighboring R-1A development. Commissioner Banks stated that he would vote against this proposal.

Upon a roll call the vote was as follows: Commissioner Banks, no; Commissioner Kodner, no; Commissioner Layton, no; Commissioner Macaluso, no; Commissioner Nolen, no; Commissioner Sherman, no; Commissioner Wardlaw, no; Chairman Broemmer, no.

The motion to approve was denied by a vote of 0 to 8.

D. P.Z. 5-2001 Chesterfield Ridge: a request for a change of zoning from a “NU” Non-Urban to a “R-5” Residential District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).

AND

E. P.Z. 6-2001 Chesterfield Ridge; a request for a change of zoning from a “R-5” Residential District to a “PEU” Planned Environment Unit District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).

Proposed Uses:

.. Dwellings Single Family, Attached

Project Planner Matt Brandmeyer gave an overview of P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge and asked if there were additional issues that the Planning Commission wanted addressed.

The Planning Commission would like the additional issues reviewed and addressed:

1. A way to visually show the rear elevation of the dwellings since they may show three (3) stories;
2. Landscaping and the amount to be seen in the rear;

3. The two (2) entrances on Clarkson Road – having one with restricted right in/right out and whether it is to be gated;
4. Providing an overlay of the Tree Delineation Plan on the civil drawings.

Chairman Broemmer stated that P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge would be held until all issues and agency comments are reviewed and addressed.

F. P.Z. 10-2001 The Seasons at Schoettler Addition; a request for a change in zoning from a "NU" Non Urban District to an "R-2" Residential District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

AND

G. P.Z. 11-2001 The Seasons at Schoettler Addition; a request for a change in zoning from an "R-2" Residential District to a "PEU" Planned Environmental District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

Proposed Uses:

.. Single Family Residences

Project Planner Mike Hurlbert gave an overview of P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 the Seasons at Schoettler Addition and asked if there were additional issues that the Planning Commission wanted addressed.

The Planning Commission would like to make sure that the concerns of Mr. William Hemberger, a trustee for the Seasons at Schoettler Addition Subdivision, are addressed.

Chairman Broemmer stated that P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 the Seasons at Schoettler Addition would be held until all issues and agency comments are reviewed and addressed.

IX. NEW BUSINESS –

X. COMMITTEE REPORTS:

A. Committee of the Whole

B. Ordinance Review Committee – Meeting scheduled 5:30PM, April 25, 2001  
Conference Room A, Government Center

C. Architectural Review Committee

D. Site Plan

E. Landscape Committee

- F. Comprehensive Plan Committee – Meeting scheduled 5:30 PM, April 26, 2001, Conference Room A, Government Center
- G. Procedures and Planning Committee
- H. Architectural Review Board Update

Commissioner Macaluso made a motion to adjourn the meeting. The motion was seconded by a unanimous vote of the Commission. The meeting adjourned at 8:25 p.m.

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Victoria Sherman, Secretary