

V

MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
APRIL 24, 1989

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

PRESENT

Chairman Barbara McGuinness  
Mr. Edward Bidzinski  
Ms. Mary Brown  
Mr. Charles Bryant  
Ms. Kimberly Burnett  
Ms. Mary Domahidy  
Mr. William Kirchoff  
Dr. Claude Pritchard  
Ms. Betty Hathaway, Councilmember  
Mr. Doug Beach, City Attorney  
Mr. Jerry Duepner, Director of Planning/Economic Development  
Ms. Anna Kleiner, Planning Specialist  
Ms. Sandra Lohman, Executive Secretary Department of Planning

ABSENT

Mr. Lester Golub  
Mr. Dick Hrabko, Councilman

Invocation: Mr. Tim Bishop, Church of Jesus Christ LDS,  
Chesterfield Ward.

The Pledge of Allegiance was led by Ms. Anna Kleiner, Planning  
Specialist for the City of Chesterfield

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes of the Meeting on April 10, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee:

Ms. Domahidy reported that the Comprehensive Plan Committee will  
meet on May 2, 1989 with the consultant to obtain an update of  
work on the Comprehensive Plan at this time.

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 since the Commission had lengthy discussion regarding P.Z. 9-89 at its last meeting, the Department is submitting a revised report in response to concerns expressed.

The motion to approve the report with conditions was made by Mr. Bidzinski and seconded by Mr. Kirchoff.

Dr. Pritchard amended the motion to require the petitioner to contribute to the Chesterfield Village Road Trust Fund at the retail rate for parking spaces.

Ms. Brown amended the motion to add fast-food and convenience stores to the list of permitted uses to be excluded.

The amendments were accepted by Mr. Bidzinski and Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, no; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, no. The motion passed by a vote of 5-3.

NEW BUSINESS

- A. P.Z. 13-89 R. J. Barry Construction, Inc.; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; 11.7 acre tract of land located on the north side of Clayton Road, west of Schoettler Road.
- B. P.Z. 14-89 R. J. Barry Construction, Inc.; a request for a Planned Environment Unit in the "R-2" 15,000 square foot Residence District; 11.7 acre tract of land located on the north side of Clayton Road, west of Schoettler Road.

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

Mr. Kirchoff made the statement that "R-1A" zoning might be more appropriate for this site.

The motion to accept the Department's recommendation to approve the request was made by Mr. Bryant and seconded by Ms. Burnett. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, no; Dr. Pritchard, abstained; Chairman McGuinness, yes. The motion passed by a vote of 6-1-1.

C. The Valley Center Plat 2; a request to amend Ordinance #265, relative to underground wiring; east side of Valley Center Drive, south of Chesterfield Airport Road.

Mr. Duepner stated the request and gave the Department's recommendation for denial, based upon the provisions of Section 1005.330 of the Subdivision Ordinance of the City of Chesterfield.

The motion to accept the Department's recommendation to deny the petition was made by Mr. Bryant and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, abstained; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-0-1.

D. Memorandum from Director of Planning and Economic Development regarding Ordinance #274, relative to commercial uses with Nursing Home and Self-Care Retirement Units.

Mr. Duepner read the memorandum and stated that it was presented to the Commission as a point of information (copy of the Ordinance recently passed by the City Council amending the Zoning Ordinance) to be received and filed.

#### SITE PLANS, BUILDING ELEVATIONS, SIGNS

A. P.C. 17 and 19-88 Miceli Development Company and P.C. 25-88 Stonebriar Development Company; PEU in "R-2" and "R-3" Residence District Site Development Plan; north side of Kehrs Mill Road, east of Clarkson Road.

Mr. Duepner stated the Department's recommendation for approval of the site development plan request.

A motion to approve the Department's recommendation for approval of the site plan was made by Ms. Domahidy and seconded by Dr. Pritchard.

Ms. Brown amended the motion to include the provision of a thirty (30) foot landscape buffer, consisting of existing and new landscape materials, along the rear portions of lots 106 and 107. The amendment was accepted by Ms. Domahidy and Dr. Pritchard. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

The motion to approve the building elevations was made by Mr. Bryant and seconded by Dr. Pritchard. The motion passed by a voice vote of 8-0.

B. P.C. 86-80 Murphy Company Mechanical Contracting and Engineering (Spirit 40 Park Lot 5); "M-3" Site Development Plan; north side of Spirit Court, south of I-64/U.S. Highway 40.

Ms. Kleiner stated the request and the Department's recommendation of approval of the site development plan and building elevations with additional landscaping along the south side of building, as indicated in the report.

Concern was expressed regarding the appearance of the proposed building. The Commission requested more information regarding the building material and color renderings, in order to have a better concept of the proposed site.

Ms. Kleiner suggested that the Commission approve the site development plan and hold the building elevations for a later date.

Discussion followed with requests made for samples of the building materials, colored renderings, and proposed materials to be submitted for further review.

The motion to approve the site development plan, including the landscaping, was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a vote of 8-0.

C. Oaktree Estates; Multi-family Subdivision Easement Plat; west side of Schoettler Road, north of Highcroft.

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

A motion to approve the Department's recommendation was made by Dr. Pritchard and seconded by Mr. Bryant. The motion passed by a voice vote of 8-0.

- D. P.C. 1-85 Rudy Stinnett and Bob Thiemann (Corporate Plaza);  
"C-8" District Amended Site Development Plan and Building  
Elevations; south side of South Outer Forty, east of  
Yarmouth Drive.

Mr. Duepner stated the request and the Department's  
recommendation for approval suggesting the Commission consider  
use of a solid element parallel to Highway 40 and along a portion  
of the west elevation to help screen parked vehicles in the  
parking structure from Highway 40.

A request to amend the Department's recommendation was made to  
include a solid wall facing of a material and color compatible  
with the existing building, in lieu of cable guards, along the  
northeast elevation and the first 100 feet of the northwest  
elevation of the parking structure.

A motion to approve the amended site development plan and  
elevation of the parking structure, with inclusion of the use of  
a solid element along the northeast elevation and the first 100  
feet of the northwest elevation, was made by Dr. Pritchard and  
seconded by Mr. Bryant. The motion passed by a voice vote of 8-  
0.

An informational Memo regarding the establishment of a policy for  
action in the future dealing with site development plans by the  
City Council was presented to the Commission by Mr. Duepner.

OTHER - None

The meeting adjourned at 8:40 p.m.

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Mr. Charles Bryant - Secretary