

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 24, 1995



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

PRESENT

ABSENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

INVOCATION - Commissioner Fred Broemmer

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness recognized Mayor Jack Leonard and Councilmember Levinson (Council Liaison).

Director Duepner noted the Department received a letter from the representative of the petitioner for P.Z. 11-95 George Eble/Western Oil, requesting this be postponed tonight. The public hearing has been postponed (i.e., the property has been posted, and notices outside the hearing room have also been so noted). It is uncertain when this item will be rescheduled, but we will have to re-post the property and publish another notice on this matter.

Director Duepner noted the Department also received correspondence from the State Highway Department concerning P.Z. 5-95 McDonald's. A copy of this letter was given to the petitioner, and the petitioner's representative sent a letter to the Department late this afternoon asking that P.Z. 5-95 be held. The Department recommends, if the Commission deems it appropriate, that the agenda be amended to allow for that matter to be brought up and held at this point so that anyone who is in attendance for this item will not have to stay through the public hearing.

A motion to amend the agenda to move P.Z. 5-95 McDonald's up to this point was made by Commissioner McCarthy. The motion was seconded by Councilmember Broemmer and passes by a voice vote of 8 to 0 to 1, with Commissioner Dalton abstaining.

- B. P.Z. 5-95 McDonald's Corporation; amendment of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North (formerly Schoettler Road).

A motion to hold P.Z. 5-95 McDonald's was made by Commissioner O'Brien, seconded by Commissioner Casey and passes by a voice vote of 8 to 0 to 1, with Commissioner Dalton abstaining.

PUBLIC HEARINGS -

- A. P.Z. 11-95 George Eble/Western Oil; a request for a Conditional Use Permit (C.U.P.) in the "C-2" Shopping District for a 0.5 acre tract of land located at the southeast corner of the intersection of Olive Boulevard (State Highway 340) and Woods Mill Road (State Highway 141) (Locator Number 16Q33-0838). Proposed Use: Vehicle Service Center.

This item was postponed at the request of the petitioner.

Commissioner Linda McCarthy read the "Opening Comments"

Chairman McGuinness recognized Councilmember Barry Streeter (Ward II).

- B. **P.Z. 12 & 13-95 Windsor Development (Millwood Commons)**; a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain "NU" Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District for a 6.9 acre tract of land and a Planned Environment Unit (PEU) Procedure for the same tract of land located on the east side of Kehrs Mill Road approximately 100 feet south of the eastern terminus of Countryside Manor Parkway (Locator Number 18U14-0088 and a portion of Locator Number 18U42-0126). Proposed Use: Single Family Dwellings.

Senior Planner Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. John King, attorney for the petitioner, presented the request.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Mr. Gregory F. Hoffmann, Attorney for Walter Hellwig, 230 S. Bemiston, Suite 1110, Clayton, MO 63105.

SPEAKERS NEUTRAL - None

REBUTTAL

Mr. John King stated his rebuttal.

Commissioner McCarthy read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES

A. **Approval of Minutes from Meeting of April 10, 1995.**

A motion to approve the minutes was made by Commissioner Domahidy, seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

PUBLIC COMMENTS - None

Director Duepner noted, for those who came in after the meeting started, that the public hearing for P.Z. 11-95 was postponed, and the Commission has already taken action to hold P.Z. 5-95 McDonald's Corporation.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 22-94 City of Chesterfield Planning Commission**; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Home Day Care.

Director Duepner noted this item has been forwarded on to the Planning and Zoning Committee who held action on it at their meeting of April 20, 1995, and it will be back on their agenda for their meeting of May 4, 1995.

City Attorney Doug Beach noted, for procedural purposes, he believes it could remain tabled and be taken off the agenda until such time as it looks like it's going to come back.

The item will be taken off the agenda.

- C. **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove)**; "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District; south side of Ladue Road (County Road AB), east of Green Trails Drive.

Director Duepner noted the Department recommends this matter be held.

A motion to hold this matter was made by Commissioner O'Brien, seconded by Commissioner Casey and **passes by a voice vote of 9 to 0.**

- D. **P.Z. 10-95 Chesterfield Hotels, Inc.**; amendment of "C-8" Planned Commercial District Ordinance Number 439; northwest corner of the intersection of Swingley Ridge Drive and Nardin Drive.

Planner I Toni Hunt summarized the request and the Department's recommendation of approval of the amendment to City of Chesterfield Ordinance Number 439, as set out in revised Attachment "A," and as amended by the memorandum handed out at tonight's meeting.

A motion to approve the recommendations in the Department's report, incorporating the Highway Department's recently submitted comments and the memorandum from the Department of Planning was made by Commissioner Broemmer. The motion was seconded by Commissioner Domahidy.

Chairman McGuinness noted, on the record, that the Commission believes the darker color works better than the white facade shown at the public hearing. It was further noted that the building elevations should be compatible with what is in the surrounding area (i.e., polished granite, dark brick, etc.)

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 9 to 0.

- E. **P.Z. 2-92 West County Soccer Club, Inc., and P.C. 164-83 Chesterfield Executive Park**; request for amendment of "M-3" Planned Industrial District Ordinance; south of Chesterfield Airport Road, west of the intersection of Chesterfield Airport Road and Long Road.

Planner I Toni Hunt summarized the request and the Department's recommendation of approval of the amendment to City of Chesterfield Ordinance No. 882, to be as revised in the Planning Department's report.

A motion to approve the Department's recommendation was made by Commissioner O'Brien and seconded by Commissioner McCarthy.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 2-92 West County Soccer Club, Inc., and P.C. 164-83 Chesterfield Executive Park; "M-3" Planned Industrial District Architectural Elevations, Lot 2; south of Chesterfield Airport Road, west of the intersection of Chesterfield Airport Road and Long Road.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve the "M-3" Planned Industrial District Architectural Elevations, Lot 2 of P.Z. 2-92 West County Soccer Club, Inc., and P.C. 164-83 Chesterfield Executive Park. The motion was seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

- B. Braefield Subdivision; Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District Re-Subdivision Plat of Lot 12; north side of Olive Boulevard, east of West Drive.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve the Re-Subdivision Plat of Lot 12 for the Braefield Subdivision. The motion was seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

Councilmember Ed Levinson noted the Planning and Zoning Committee requests the Planning Commission, CCDC, and other parties/groups look at the City in terms of creating a Historic District for Old Town Chesterfield/Nardin Drive. In addition, the Committee requests input regarding the process necessary to implement this task.

Commissioner Dalton left the meeting at this time.

- The possibility of forming a new study committee was discussed.

Commissioner Dalton returned to the meeting at this time.

- The roles of the Planning Commission and City Council were discussed.
- A consultant could be hired or a sub-committee formed (as with the West Area Study Committee) for this purpose.
- Additional area studies or hiring of a consultant would require additional funding and staffing. The Department of Planning is involved in several projects, is behind with Mr. Kendig, and is responding to two (2) Interrogatories on two (2) law suits filed against the City. Available Staff time would be a problem.

Chairman McGuinness referred this matter to the ~~Procedures and Planning Committee of the Commission.~~

- It was suggested that more attention be given to the Urban Core Study.
- The staffing needs of the all departments of the City are being looked at by the Finance & Administration Committee and Citizens Finance Advisory Committee.
- Hiring of a consultant would still require Staff time.
- The Department's portion of the Lane Kendig project may be completed by the end of this year. The remainder of it will depend on the Planning Commission and City Council.

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*[REVISED 5/8/95]

- It was suggested that the task be referred to the Comprehensive Plan Committee, to look at not only the possibility for an Old Town Area and Urban Core, but overall in terms of the City's Comprehensive Plan Committee, and whether or not it needs to be reviewed/revised. Elements such as Urban Core Study/Old Town Study, etc., would allow us to look at the Comprehensive Plan in terms of our vision for the future of the City.
- Chairman McGuinness suggested we wait until the new Planning Commissioners are appointed and new Committees formed in June, before proceeding with this request.
- City Attorney Beach suggested the Planning and Zoning Committee could go ahead with its plans for the Old Town idea, and the Planning Commission wait until the changeover in June before addressing the Urban Core issue. Councilmember Levinson may move forward on his request, with or without the Planning Commission, however, the Commission should be represented.
- Chairman McGuinness stated she would attend meetings to discuss the Old Town study on behalf of the Commission.
- The Department of Planning is a sounding board for the Lane Kendig Study, and fine tunes the information before submitting to the P & Z Committee.
- Chairman McGuinness stated that additional Planning Department Staff would be necessary if we decide to add more studies/committees, etc.
- Commissioner Domahidy noted that, in spite of their best effort, the West Area Study was still Staff intensive. The West Area Study could not have been performed without Staff support.
- Mayor Leonard noted the working conditions of the Planning Department are terrible, inefficient, costing the City money; therefore, he believes we should be looking for more room for Staff to perform their jobs efficiently, as well as adding staff.

- Director Duepner noted there is a plan approved by Council to make modifications to the work space for the Planning Department, Public Works Department, and the Administrative side of the building.
- Commissioner Broemmer stated it would be appropriate to discuss the space/personnel issues at the next Planning Commission Budget Committee meeting.
- City Attorney Doug Beach noted the next two (2) years for the City, in the Planning area, are critical, and suggested the Planning Commission needs to ask the City Council to hire more Planning Staff.

COMMITTEE REPORTS

- A. **Ordinance Review Committee - No Report**
- B. **Architectural Review Committee - No Report**
- C. **Site Plan/Landscape Committee**

Committee Chairman Kirchoff noted Senior Planner Laura Griggs-McElhanon is handing out the draft of the "Landscape Guidelines" based on the last, unofficial meeting, for review and comment. The Committee is requested to give information/input back to Ms. Griggs-McElhanon, and then it will be decided whether it may be finalized or, if substantial modifications are noted, another meeting could be scheduled.

- D. **Comprehensive Plan Committee - No Report**
- E. **Procedures and Planning Committee - No Report**

The meeting adjourned at 8:25 p.m.


 Patricia O'Brien, Secretary

[MIN4-24.095]