

V

MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
May 8, 1989

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

PRESENT

ABSENT

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

Invocation: Pastor Joseph Pins, Ascension Catholic Church

The Pledge of Allegiance was led by Tom Brown.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes of the meeting on April 24, 1989 were approved.

COMMITTEE REPORTS

Chairman McGuinness appointed a Nominating Committee for the purpose of the nomination of new officers of the Planning Commission for the coming year. She appointed Ms. Brown, Ms. Burnett, Mr. Golub, Mr. Bryant, Ms. Domahidy, Mr. Kirchoff, Mr. Bidzinski, Mrs. McGuinness and Dr. Pritchard. She asked Dr. Pritchard to Chair the Committee which is to meet and submit a report at the first meeting in June for an election of officers.

Comprehensive Plan Committee:

Ms. Domahidy stated that the Committee members met May 2nd with Richard Ward of Development Strategies to obtain an update of where the consultants are in the process.

Mr. Duepner of the Department of Planning/Economic Development gave information regarding the upcoming meetings with the consultant in preparation for the workshops scheduled for the end of this month, and the first part of next month. There will be four (4) separate workshops to be conducted at City Hall in the City Council Chambers. Groups of people from each of four (4) quadrants will be attending these workshops. Prior to those workshops, the consultant will send out packets of information regarding background information, etc. In addition, the consultant will send out to participants a summary of the results of surveys that were conducted, as well as the responses received from the questionnaires that were given out to members at the first meeting. They have, to date, 22 responses back from the questionnaires. It is anticipated that the workshops will present a real opportunity for participants to indicate what their concerns are. It is hoped that from these four (4) meetings, a basis for policy and concern identification will be developed.

Ms. Domahidy indicated that the project schedule is running at Task Number 8 and is right on schedule.

NEW BUSINESS

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

Mr. Duepner stated that the Site Development Plan for this petition was approved at the last meeting, but the Commission had some concerns regarding the building materials to be utilized; and instructed the staff to get back with the petitioner to seek additional information. Mr. Duepner presented the requested materials for review such as, a rendering of the building materials, photos and slides of buildings using similar materials, list of locations of said buildings, etc.

Discussion focused on the color to be used (grey was preferred over white).

A motion to approve the petitioner's request was made by Mr. Bryant and seconded by Mr. Bidzinski. Upon a roll call the vote

was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, no; Ms. Domahidy, no; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Pritchard, no; Chairman McGuinness, no. The motion failed by a vote of 3-6.

Ms. Domahidy indicated a preference for brick for reasons of compatibility and in view of the fact that the project would be highly visible.

A motion to approve the petitioner's request, with the condition that the color used would be grey panel (similar to that used for the Corporate Park) instead of white, was made by Ms. Brown and seconded by 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, no; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-2.

#### NEW BUSINESS

- A. P.C. 225-87 Clarkson Centre Associates; "C-8" District Ordinance Amendment; east side of Clarkson Road, south of Clarkson Woods Drive.

Mr. Duepner stated the request and the Department's recommendation for denial noting that the Center was intended to be a neighborhood commercial center.

Discussion followed regarding seating requirements, additional traffic, parking, etc.

A motion to approve the Planning Department's report was made by Ms. Domahidy and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, no; Mr. Bryant, no; Ms. Burnett, no; Ms. Domahidy, yes; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion failed by a vote of 4-5.

A motion to hold the petition until the next meeting in order for Department staff to prepare several options relative to an additional restaurant within the Centre was made by Mr. Bryant and seconded by Dr. Pritchard. The Commission approved the motion to hold the request until the next Commission meeting by a voice vote of 9-0.

- B. P.C. 245-87 Desco Investment; "C-8" District request for extension of time for Site Development Plan; north side of North Outer Forty and south side of Conway Road.

Mr. Duepner stated the petitioner's request for an extension of time for submittal of a site development concept plan, and the Department's recommendation of a one (1) year extension to August 26, 1990.

A motion to approve the Department's recommendation was made by Mr. Golub and seconded by Ms. Burnett. The motion was approved by a voice vote of 9-0.

C. P.C. 36-88 Barnes Continuing Care Corporation; "MXD"  
Ordinance Amendment request; south side of Olive Boulevard,  
west of Appalachian Trail.

Mr. Duepner stated the petitioner's request and the Department's recommendation for approval with conditions as stated in the report.

The motion to approve the amendment as requested by the petitioner was made by Mr. Bryant and seconded by 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. Golub, no; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, no. The motion passed by a vote of 5-4.

#### SITE PLANS, BUILDING ELEVATIONS, SIGNS

A. P.C. 22-88 Hennemeyer Co., Inc. (Drew Station); "C-8"  
District Site Development Plan and Building Elevations; east  
side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated the petitioner's request and the Department's recommendation of approval of the site development plan with three (3) conditions: 1) additional landscaping along the south and east property line; 2) project sign shall not exceed fifty (50) square feet; and 3) signalization on Clarkson Road is to be provided by developer.

Concern was raised regarding the building material compatibility with both existing and proposed development, the type of material proposed for the financial building, the amount of glass in the large retail building, and use of brick on all four sides of the retail building.

A motion to approve the Department's recommendation for the Site Development Plan, with conditions noted by staff, and to hold the Building Elevations for re-submittal at the next meeting was made by Ms. Brown and seconded by Mr. Golub. 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. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

B. Drew Station; Minor Subdivision Plat; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated the Department's recommendation for approval of the minor subdivision plat, noting that a cross parking and access agreement will need to be submitted and recorded in conjunction with the plat.

A motion to approve the Department's recommendation was made by Mr. Golub and seconded by Ms. Brown. 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. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

C. Hilltown Center; "C-8" District Amended Site Development Plan and Minor Subdivision Plat; north side of Olive Boulevard, east of Chesterfield Village Parkway.

Mr. Duepner stated the Department's recommendation for approval of the amended site development plan and minor subdivision plat noting that, prior to the recording of a subdivision plat, a cross parking and access agreement would be necessary in order to assure sharing of parking and access between, not only lots 1 and 2 of the proposed subdivision, but also of the remainder of the Hilltown Center Development.

A motion to approve the Department's recommendation 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. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

The meeting adjourned at 8:30 p.m.

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Mr. Charles Bryant - Secretary