

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
MAY 9, 1994



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

**PRESENT**

**ABSENT**

Mr. Rick Bly  
Mr. Fred Broemmer  
Mr. Dave Dalton - arrived later  
Ms. Mary Domahidy - arrived later  
Mr. Bill Kirchoff  
Ms. Linda McCarthy  
Ms. Patricia O'Brien  
Mr. Walter Scruggs  
Chairman Barbara McGuinness  
Mayor Jack Leonard  
Mr. Douglas R. Beach, City Attorney  
Councilmember Dan Hurt, Council Liaison  
Mr. Jerry Duepner, Director of Planning  
Ms. Laura Griggs-McElhanon, Senior Planner  
Mr. Joe Hanke, Planner II  
Ms. Sandra Lohman, Executive Secretary

**INVOCATION** - City Attorney Douglas R. Beach

**PLEDGE OF ALLEGIANCE** - All

Chairman McGuinness recognized Councilmember Dan Hurt (Ward III) as the new liaison to the Planning Commission.

**PUBLIC HEARINGS** - Commissioner McCarthy read the "Opening Comments"

- A. **P.Z. 8-94 The Hayden Company (The Terraces at Clayton)**; a request for a change in zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for an 8.0 acre tract of land located at the northeast corner of the intersection of Schoettler Road and Clayton Road (State Highway HH). (Locator Number 20R310140)

And,

**P.Z. 9-94 The Hayden Company (The Terraces at Clayton)**; a request for a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District for the same 8.0 acre tract of land located at the northeast corner of the intersection of Schoettler Road and Clayton Road (State Highway HH). (Locator Number 20R310140) Proposed Use: Attached Residential Units.

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

Mr. Al Michenfelder spoke on behalf of the petitioner noting the following:

- The petitioner is proposing thirty-three (33) attached residential units.
- The subject property is under contract to purchase through The Hayden Company.
- Characteristics and zoning of the subject site and surrounding development were described.
- The proposed development is in compliance with the City of Chesterfield's Comprehensive Plan (i.e., multi-family use).
- There are to be zero (0) lot lines because, of the fifteen (15) buildings proposed, three (3) will incorporate three (3) units attached and twelve (12) will incorporate two (2) units attached. Therefore, there will be common walls in those instances.
- Each unit will have its own lot (i.e., the purchasers of these units will own their lot, as well as have an interest in the common ground of the development).
- Units will be one-story, one and one-half story, and two-story designs, all around a private road which will have a sole means of access on Schoettler Road, at the northern extremity of the property.
- The property slopes and drains generally to the northeast and northwest.
- Approximately seventy-five percent (75%) of the natural drainage of the subject tract is to the north or northeast. Approximately twenty-five percent (25%) is to the northwest. As a consequence, the detention will be in accordance with the drainage.

- The larger detention area will be in the eastern portion of the property, and the smaller in the northwest corner.
- As requested by the City, the developer has agreed to contribute \$15,000 to a Chesterfield Trust Fund established to defray the cost of a stormwater relief line. The relief line would be designed to allow stormwater from the subject development, and other undeveloped property, to bypass the area lying to the northwest, where residents have experienced, for some time, a variety of stormwater problems.
- The proposed detention will cause the rate of runoff, after development, to be slower than it is today.
- All units will face towards the street that serves the development, with their rear, or back, towards Schoettler and Clayton Roads.
- The developer proposes to install a fence (combination of wrought iron and brick pillars) along Schoettler and Clayton Roads. Pillars will be placed approximately at sixty (60) foot intervals along the fence. (The Commission was provided with a brochure depicting the elevations of the fence.)
- Sidewalks will be installed along Schoettler and Clayton, on the other side of the fence.
- The entrance on Schoettler will be electronically gated, with a two (2) way entry/exit around a center island, and will provide ample stacking space.
- The purpose of the guard gate is for privacy and security.
- The entire Schoettler Road view of this project will be quite attractive.
- There will be a twenty (20) foot dedication for widening of Schoettler Road, as required by St. Louis County and the City of Chesterfield.

**Commissioner Dave Dalton arrived at this time.**

- All exterior maintenance of the buildings and grounds will be exactly as in the case of a condominium (i.e., by the Board of Trustees). The owners of the units will have no responsibilities, other than to pay their assessments for exterior maintenance, thus assuring a high level of maintenance and conditions.

- Thirty-one (31) of the thirty-three (33) units will have attached decks; however, all will have private patios.
- The units will range in size from 2,100 square feet to 4,100 square feet.
- Prices will be from \$275,000 to \$325,000.
- The Hayden Company representatives met with trustees of five (5) or six (6) of the area subdivisions along Schoettler Road on April 6, 1994, and with representatives of seven (7) or eight (8) families on May 5th. The site plans and exhibits submitted to the Commission this evening were viewed and discussed at both meetings.

#### COMMENTS/QUESTIONS BY COMMISSION

Commissioner Kirchoff inquired about the note from the Fire Protection District regarding the proposed gate.

Mr. Michenfelder noted they have a copy of that correspondence, and will work it out with the FPD.

Chairman McGuinness whether the gated access is the only access to the development.

Mr. Michenfelder replied as follows:

- It is the only access.
- In the past, some of these problems with the Fire Protection District have been worked out on the basis of performing some type of secondary emergency access, which they will study for this development.
- The petitioner originally proposed Clayton Road as the access. The State Highway Department required the median to be extended across the entrance (no left turn in or out capability); therefore, the Hayden Company decided against this access.

**Commissioner Mary Domahidy arrived at this time.**

## SPEAKERS - NEUTRAL

1. Mr. Dwight Smith, 2297 Schoettler Road, Chesterfield, MO 63017-7912, spoke as an individual noting the following:
  - Photos depicting existing water problems were handed out to the Commission.
  - At the time of a meeting last Thursday between homeowners and representatives of The Hayden Company, the petitioner was unaware of a water run-off problem from the eight (8) acre site.
  - Once or twice a year, residents have experienced water run-off problems from the eight (8) acres of farm ground.
  - He has had problems for many years in getting St. Louis County to clean out the ditch along the roadway; thus, he has performed this task himself.
  - The Hayden Company promised to stop this run-off problem; therefore, he is in favor of the petition.
2. Mr. David Rauscher, 14718 Westerly, Chesterfield, MO 63017, spoke as an individual noting the following:
  - Is in favor of quality development in the \$300,000 range.
  - It isn't clear to him how the water is to be piped. He noted this is of great concern to many of the existing residents.
  - Neighbors were in favor of access via Clayton Road. The access from Schoettler is a concern, due to its proximity to the entrance of Westerly Place.
3. Mr. Don Portell, 14710 Westerly Place, Chesterfield, MO 63017, spoke as an individual noting the following:
  - His property is located at the lowest elevation in Westerly Place, near the entrance.
  - During a moderate rain, he has eight (8) to ten (10) inches of water in front of his house, making it difficult for his neighbors to drive past his property in an effort to reach their homes.

**SPEAKERS - OPPOSITION - WITH RESERVATIONS:**

4. Mr. Bob Waites, 14733 Westerly Place, Chesterfield, MO 63017, spoke as an individual noting the following:
- The quality of the proposal is excellent.
  - He has reservations regarding the rain water.
  - He is against the entrance/exit on to Schoettler Road, as the traffic situation has steadily increased over the past thirty (30) years. He would like to see the entrance/exit go back to Clayton Road.

**SPEAKER IN FAVOR:**

5. Mr. Douglas J. Moroso, 12 Georgetown Road, Chesterfield, MO 63017, spoke as an individual noting the following:
- Presented a letter to the Commission.
  - Approves of the development, and believes it will be of a quality that will improve some of the problems in Georgetown and Westerly.

Chairman McGuinness summarized the issues to be addressed in the rebuttal as follows:

- Concerns about stormwater run-off.
- Piping of the water.
- What happens when you grade, if the rezoning is approved?
- The entrance/exit from Schoettler is a problem for some.

**REBUTTAL**

Mr. Michenfelder noted the following:

- The Hayden Company has been made well aware, in its meetings with members of the trustee groups and individual families, that there is a stormwater problem in the area. It is for this reason that the City Engineer has established a relief pipeline plan to which Hayden has been asked to contribute \$15,000. The entire system will cost approximately three (3) times this amount (i.e., other developers and, perhaps, City funds will have to be used). This will merely by-pass the problems described this evening.

- In terms of **this** project, seventy-five percent (75%) of the drainage will go into a pipe system east of the property, with the remaining twenty-five percent (25%) being detained in the small detention basin at the northwest corner. The actual rate of water run-off will decrease, compared to present conditions. It will not, therefore, exacerbate the present problem, it simply will not make it any worse.
- Hayden's first choice was for an entrance/exit from Clayton; however, due to reasons given earlier, they decided to change the request to access from Schoettler.
- He discussed the trip generations (traffic) impact for this development, noting twenty-three (23) trips could be generated during the peak hour (less than one (1) every two (2) minutes).
- The pipeline is going north, and is intended to bypass the areas that have water problems.

#### COMMENTS/DISCUSSION BY COMMISSION

Council Liaison Dan Hurt inquired about the detention areas.

Mr. Thomas Krull, Volz Engineering, noted they recognized the water problems immediately during various meetings, and agreed to increase the water volume retention (25%) to further alleviate them. In addition to the twenty-five (25%) retention, the discharge structures will be designed for handling and metering the smaller storms (based on 2 year, 5 year, 10 year, etc.).

Council Liaison Dan Hurt indicated he believes it appropriate to put in place a condition requiring the detention basin to the west, so that the water would discharge to the north, on the eastern side of the road.

Mr. Krull noted the water that should be going down the east side of Schoettler breaks across the roadway. He further noted that the petitioner has elected to take the water from the eastern half of Schoettler Road, pick it up, and run it through their detention basin before releasing it.

Mayor Leonard inquired about the twenty (20) foot extension of Schoettler Road.

Mr. Krull noted the petitioner will give one-half of it to St. Louis County, and the other one-half to the City.

Council Liaison Dan Hurt noted the communication efforts of the petitioner have been good, and inquired about the notification regarding moving the entrance from Clayton Road to Schoettler Road.

Mr. Barry Hayden noted they used the list of names provided by the City to notify residents of meetings. They called everyone who had attended the first meeting to invite them to the second meeting, during which they discussed the relocated entrance.

Council Liaison Dan Hurt suggested petitioner representative's should meet with the residents to address concerns about the entrance.

**Commissioner McCarthy read the remainder of the "Opening Comments."**

**SHOW OF HANDS**

IN FAVOR: 11    IN OPPOSITION: 0    NEUTRAL: 5

B. **P.Z. 10-94 Jewish Community Centers Association (JCCA)**: a request to amend St. Louis County "C-8" Planned Commercial District Ordinance Number 10,842 for a 7.3 acre tract of land on the east side of Chesterfield Parkway North approximately 1200 feet north of the intersection of Chesterfield Parkway North and Olive Boulevard (State Highway 340) identified by Locator Number 18S54-0105. Proposed Uses: a community center and recreational facility with accessory uses including but not limited to a gymnasium, swimming pools, child care center, meeting rooms, athletic fields and tennis courts in addition to the currently permitted uses which include offices, a restaurant and a service station.

Joe Hanke, Planner II, gave a slide presentation of the subject site and surrounding area.

Mr. Phillip Schreiber, President of Phillip Schreiber and Associates, spoke on behalf of the petition noting the following:

- The JCCA would provide a new source in Chesterfield for physical fitness and cultural activities to benefit all of our citizens.
- The JCCA is in the process of acquiring the subject tract.

- Currently, the permitted uses of the "C-8" zoned tract include: office buildings, restaurants, service station, etc.
- The amendment is proposed to allow those additional permitted uses necessary for the activities anticipated by the JCCA.

Mr. Martin E. Oberman, President of JCCA, gave background information regarding the JCCA, noting the need for expansion to the western area (Chesterfield).

Mr. Bryce Hastings, Architect for the JCCA project, noted the various types of buildings designed by his company, as well as the various facilities proposed for the subject tract.

Chairman McGuinness inquired about the elements of the site plan.

Mr. Jim Capps, Project Manager for the JCCA, noted the following:

- The northern portion of the site drops-off dramatically.
- The proposed building will be at the front of the site and include: large multi-purpose gymnasium with lockers below it; an auditorium; administrative areas; day care/child care area; craft rooms; and meeting rooms.
- There will be three (3) levels: upper level; ground level; and lower level (like a walk-out).
- Access from Chesterfield Parkway will be right-in and right-out only, due to an existing median.
- The building is proposed to be approximately 68,000 square feet.
- There would be parking for 300 cars.

#### COMMENTS/DISCUSSION BY COMMISSION

Chairman McGuinness asked for renderings.

Mr. Capps stated they have no renderings at this time. He further noted:

- The building material will be, primarily, masonry.
- Lighting of the parking lot located at the rear of the proposed building, would be directed downward.

Mr. Scruggs noted the current drawings don't appear to depict sufficient landscaping and parking.

Mr. Schreiber noted they have not developed a landscaping plan at this time. He further noted that, based upon the experience of the developer, the 300 parking spaces allocated would be sufficient to handle the facility.

City Attorney Doug Beach inquired about the location of the parking lot with respect to adjacent residential development.

Mr. Schreiber pointed-out, on a map before the Commission, the area of the residential development.

Mr. Capps noted residents of Wellesley Place would have an upper view of the proposed facility.

Chairman McGuinness inquired about the height and lighting of the proposed structure.

Mr. Hastings noted the upper level would contain a vaulted roof to provide natural daylight.

Commissioner Broemmer expressed concern about stormwater runoff.

Mr. Schreiber noted that stormwater would be handled sufficiently.

Commissioner McCarthy pointed out the landscape plan would be given particular consideration in order to protect the residential area.

Commissioner O'Brien noted this is the Urban Core, and the positioning of the building toward the road makes the proposed site very attractive.

Commissioner Dalton inquired about the timeframe for building the facility.

Mr. Schreiber noted that this is a not-for-profit organization; therefore, the timeframe for building will depend upon the generosity of the benefactors.

Commissioner Dalton noted, according to the drawing, it appears the lighting is going to be towards the road. He inquired whether this would be subdued in the direction of the residential area.

Mr. Schreiber noted the main glass is in the front of the building which faces the road. He further noted the distance from the rear of the building to the housing is far enough, and the angle is sufficient, to eliminate any lighting problems.

Commissioner Domahidy inquired about the access road behind Schnucks.

Mr. Schreiber noted the road is sparsely used at present, and doesn't believe the addition of this facility would cause problems.

Commissioner Kirchoff thanked the petitioner for bringing the project to Chesterfield.

Commissioner O'Brien inquired about the hours of operation.

Mr. Hastings noted, generally, the hours will be from 6:00 a.m. to 10:00 p.m.

Mr. Schreiber noted that, on weekends only, the hours may be extended beyond 10:00 p.m.

#### **SPEAKER - IN FAVOR - WITH RESERVATIONS**

1. Mr. Chris Brown, 841 Wellesley Place Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
  - His lot is directly behind the proposed parking lot.
  - He generally favors the development; but has concerns about landscaping and drainage.
  - If outdoor facilities such as tennis courts are being proposed, then he would be in opposition to the proposal.
  - He inquired whether the swimming pool would be inside or outside the proposed facility.

#### **SPEAKERS - IN FAVOR:**

2. Mr. Ron Kanterman, 730 Muirview, Ballwin, MO 63011, spoke as an individual noting the following:
  - He is a volunteer for the JCCA.

- Meetings held with various groups indicated there is a great need in the community for youth services.
- The JCCA facility would add to the quality of life, especially for the youth in the community.
- The JCCA would run programs for early childhood, daycare, after school, etc.

COMMENTS/QUESTIONS BY COMMISSION

Commissioner O'Brien inquired whether the JCCA would have an outreach program whereby non-member youths could come for dances, parties, etc.

Mr. Kanterman noted that, at this point, their intention is to be very inclusive in terms of the youth in the area.

Commissioner Scruggs asked when the first phase would be completed.

Chairman McGuinness noted this would be addressed in the rebuttal.

3. Mr. Charles Eisenkramer, 2221 Village Green Parkway, Chesterfield, MO 63017, spoke as an individual noting the following:

- He is a Vice-President of the JCCA organization.
- He described various programs the JCCA provides for the mature adult community.
- He noted the JCCA operates with well-trained staff members and volunteers.

SPEAKERS - NEUTRAL

4. Mr. Danny G. King, 845 Wellesley Place Drive, Chesterfield, MO 63017, spoke as an individual noting the following:

- He agrees this is a nice development.
- The JCCA team has not met with him.
- There are three (3) properties which could be affected by this project.
- He would like to see the natural buffer area [approximately fifteen (15) to twenty (20) feet wide] remain in its current state.

## COMMENTS/QUESTIONS BY COMMISSION

Commissioner Dalton asked Mr. King what he had envisioned for this parcel at the time he moved into Wellesley Place.

Mr. King noted he really didn't know, and they didn't question it a great deal. He made the assumption that it would probably be residential.

Mr. Duepner noted the "C-8" zoning has been in placed since around 1978 - 1979.

### SPEAKER - IN FAVOR - WITH RESERVATION:

5. Mr. Keith Henson, 880 Wellesley Terrace, Chesterfield, MO 63017, as the only Resident Trustee, noted the following:
  - Mr. Schreiber met with him last Friday to show him the site plan and discuss the development.
  - He is in favor of the quality of the proposed building(s).
  - He expressed concerns about buffering for the three (3) or four (4) houses bordering this development.
  - Water drainage problems are a concern, since the proposed facility is at a higher elevation than that of Wellesley Place.
  - The lights in the parking lot are a concern, because the houses would be lower than the parking lots.

Chairman McGuinness summarized the issues as follows:

- Landscaping
- Water runoff
- Exterior lighting
- Buffering
- Protect the houses from exterior lighting
- Outdoor athletic fields and tennis courts
- Is the proposed swimming pool inside or out
- The schedule for Phase I and II - schedule of completions
- Natural buffer remains

## **REBUTTAL**

Mr. Phillip Schreiber noted the following:

- They don't have a landscape plan at present, but will be very happy to meet with the Wellesley residents, through Mr. Henson, at a time when the landscape plan is done so they may look at it to make sure it answers their concerns.
- When the engineering plans are completed on the stormwater runoff, the residents will be made aware of exactly how that runoff will take place, and that it will not adversely affect their particular residences.
- The pool will be inside the proposed structure.
- With regard to the outdoor fields - at this point it doesn't appear there will be room for outdoor facilities.
- Construction is anticipated to begin in 1996. The zoning has to be approved before they can begin the fund raising.
- It is hoped that acquisition of the ground may be accomplished by the end of this summer.

Chairman McGuinness asked Mr. Schreiber to include Mr. Henson, Mr. King, and Mr. Brown in discussions with the Wellesley Place residents, as they resolve the issues mentioned earlier.

Commissioner Dalton inquired about the landscaping plans.

Mr. Schreiber noted they have not reached that point as yet.

Commissioner Bly noted he checked with City Attorney Doug Beach, as he is a member of the JCCA, and Mr. Beach told him he does not have a conflict in participating in any votes on this matter.

**Commissioner McCarthy read the remainder of the "Opening Comments."**

## **SHOW OF HANDS**

IN FAVOR: 34    IN OPPOSITION: 0    NEUTRAL: 0

**Chairman McGuinness called a five (5) minute recess at 8:31 p.m.**

**Chairman McGuinness re-convened the meeting at 8:36 p.m.**

### **APPROVAL OF THE MINUTES**

**Commissioner Kirchoff made a motion to approve the minutes from the meeting of April 25, 1994. The motion was seconded by Commissioner O'Brien and **passed** by a voice vote of 6 to 0.**

**Commissioners Broemmer and Scruggs returned to the meeting at this time.**

### **PUBLIC COMMENTS**

**All comments were made in reference to P.Z. 14-93 Wesley & Teresa Byrne, Sycamore Development Corp., and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge).**

1. **Mr. Robert Knickmeyer, 2110 Terrimill Terrace, Chesterfield, MO 63017, spoke as an individual noting the following:**

- Sycamore Place homeowners do not oppose the proposed development.
- They are downstream from the proposed development, and have concerns regarding the water drainage (as stated last June).
- Clearing of the land for development escalated the water problems.

**Joe Hanke, Planner II, gave photos submitted at the Site Plan meeting by area residents to the Commission for review.**

- Homeowners have concern regarding placement of the stormsewer lines, and how it will affect the trees.
- Residents plan to meet with the developer within the next couple of days to clear up the problem.

2. **Cindy Buchholz, Trustee - Kehrs Mill Bend Subdivision, 2015 Jeffrimill Court, Chesterfield, MO 63017, spoke on behalf of a group noting the following:**

- Her comments are exactly the same as stated by Mr. Knickmeyer earlier.

- She requested clarification regarding the location of the proposed landscaping.

Chairman McGuinness noted that, when the Department makes its presentation, this will be addressed.

3. Mr. Jim McCormick, 15524 Windsor Ridge Court, Chesterfield, MO 63017, spoke as an individual noting the following:

- His property is directly below the proposed detention basin.
- The river shown in the photos handed to the Commission earlier actually runs through his property.
- He paid a premium price for his home four (4) years ago, due to the wooded nature of the lot.
- Specifics regarding the plans for the sewer line, including how it will affect the existing tree line are requested. If trees are destroyed during the process of running the line, what specific measures will the developer take to replace them, as he believes it will have a significant impact on property values?
- He requested clarification on who is actually in charge of this development.

Chairman McGuinness requested clarification by Director Duepner regarding who to contact regarding the proposed development.

Director Duepner noted:

The plan submitted was prepared for Wesley and Teresa Byrne, c/o Diamond Properties, Inc. It is his understanding that Diamond Properties would be the builder of the homes, and Mr. Byrne and Company (Mr. Miceli) is doing the development of the site.

City Attorney Beach inquired whether MSD has told them where they are going to place the stormsewer line.

Director Duepner noted on the map where the detention basin would be located, as well as the location of the proposed pipe line which would lead to a stormsewer between Lots 21 and 24.

Commissioner Dalton inquired how the water problems resulting from recent rains compare with those of last September.

Mr. McCormick noted there was a constant trickle last year, however, now there is a rapids-type effect that accumulated to a height of approximately four (4) feet in depth. He noted there has been a tremendous change in the velocity and quantity of water, an overnight effect.

Ms. Buchholz noted the following:

- The water is supposed to go down to a detention area in Kehrs Mill Bend, which is already overflowing due to water runoff from Meadowbrook Country Club.
  - They have been trying to work with the Country Club to solve this problem.
  - When water calculations were performed, the Country Club runoff was not included; therefore, the detention basin overflows.
4. Mr. Richard Balzaretto, 15518 Windsor Ridge Court, Chesterfield, MO 63017, spoke as an individual noting the following:
- He put in his own drainage which runs across his property, a pipe around two (2) feet or three (3) feet in diameter.
  - Last year during the heavy rains he had little, or no, water on his property. However, as the area was cleared, rocks, turtles, garbage, etc. started to fill-up this pipe. He cleaned it out. About two (2) weeks ago, during the heavy rains, he had approximately four (4) feet of water on his property.
  - The water is now running inside of his fence, posing a threat to his railroad ties and in-ground swimming pool.
  - He inquired about who should be responsible for his fence and pool which are about to be washed-out, and how long it would take someone to provide needed assistance.
  - He met with Bud Miceli earlier. He said he would be out here tomorrow to take a look at it. He hadn't realized the severity of the problem.
  - When he installed the rip rap, he was told that would be taken care of, but it was washed away.
  - He doesn't know what more he can do on his own, since it is not a little bit of water, it is a lake.

**OLD BUSINESS** - None

**NEW BUSINESS**

- A. **P.Z. 18 & 19-93 Nooning Tree Partnership**; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure in the "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

(Note: This item is placed on the agenda as information only. It has been tabled by the Planning Commission until further notice.)

- B. **P.C. 129-86 Greenberg Development et. al.**; "C-8" Planned Commercial District request for Extension of Time for submittal of Site Development Plan; north side of Chesterfield Airport Road, west of Chesterfield Parkway South.

Director Duepner summarized the request and the Department's recommendation for approval of a two (2) year extension to April 30, 1996, for submittal of a site development plan.

Chairman McGuinness inquired about the architectural review.

Director Duepner noted the ordinance originally approved for this site requires typical building elevations to be submitted in conjunction with the development plan, and elevations shall be as approved by the Planning Commission with the site development plan.

Commissioner Dalton made a motion to approve the two (2) year extension. The motion was seconded by Commissioner Bly and passed by a voice vote of 9 to 0.

**SITE PLANS, BUILDING ELEVATIONS, AND SIGNS**

- A. **P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corp., and Joseph & Paulette Schmersahl (Twin Estates at Sycamore Ridge)**; Site Development Plan; north of Kehrs Mill Road at Sycamore Drive.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, noted the following:

- The Site Plan Committee met earlier this evening to discuss this item.

- The Committee was generally in favor of approval, including the landscape plan; but, not without further discussion of the stormwater issue.
- She indicated her desire to open this matter up for discussion at this time.

Director Duepner noted, in response to Ms. Buchholz's question about the landscaping shown on the second sheet, that's the landscaping that would be provided in the common ground area adjoining Kehrs Mill Road. It runs the full length of the development as it joins Kehrs Mill Road.

Chairman McGuinness inquired about the tree line, stormsewer line, etc.

Director Duepner pointed to the area on the map which was the topic of Mr. McCormick's question regarding the proposed stormsewer line.

City Attorney Doug Beach noted that, if there is an easement running along Mr. McCormick's land in the area of the tree line, MSD can do what they want with those trees, and they are not required to replace them.

Director Duepner noted the ordinance requires submittal of a preliminary engineering plan, approved by Public Works, indicating that adequate stormwater drainage of the site is provided. He noted the requirement for: adequate stormwater systems in accordance with City of Chesterfield standards; a requirement for detention; the detention facilities are to be in, and in operation, prior to building permits exceeding sixty percent (60%); the stormwater is to be discharged at an adequate natural discharge point; the City will require storm sewer discharges be connected to the existing stormwater system in Kehrs Mill Bend and Sycamore Place Subdivision; the developer is to evaluate the capacity and hydraulic features of the existing system to judge its capability to carry the addition flows; if it is determined by the City that detention is to be provided on site, the location shall be as approved by the City; and temporary settlement basins during construction are to be provided. He further noted that the plan has been submitted to the Department of Public Works. The Department of Public Works have indicated they have reviewed the plan, and have, basically, given preliminary approval.

Commissioner Kirchoff noted the existing problem is now, on an interim basis, due to the lack of temporary settlement basins, which are not required until a later time when construction begins.

Director Duepner noted the problems appear to be from the clearing (i.e., removal of vegetation on the site). The City has no provisions that would restrict them from clearing the site. The developer has to acquire a grading permit before putting in a temporary detention basin.

City Attorney Beach noted the following:

The City is not in a position to do anything, at the moment, while they are clearing the site, except to point out that people have their own causes of action for wanting to change the course of water. He has some question, after looking at the photos tonight, that this is a reasonable use, and believes someone needs to act quickly to get that problem eradicated.

Director Duepner noted that final action of the site plan and landscape plan will be by the Planning and Zoning Committee of City Council.

Commissioner Dalton inquired what options the City has regarding putting up some hay bales during this clearing process.

City Attorney Beach noted the owner has the right to clear the land until the project reaches the subdivision developmental stage; however, we do have some ability to provide hay bales, etc., in an effort to slow down the siltation problems.

Commissioner McCarthy stated she would like to hear from the developer's representative on these matters.

Director Duepner suggested the Chair waive the rules.

Chairman McGuinness called for a motion to waive the rules to hear from Mr. Byrne.

A motion to waive the rules was made by Commissioner O'Brien and seconded by Commissioner Domahidy. **The motion was approved by a voice vote of 9 to 0.**

Mr. Wesley Byrne noted the following:

- He is the developer, working with Bud Miceli and Diamond Properties.
- They cleared the property to remove junk, etc.
- Their grading plan shows a temporary siltation device to stop access water from going on to Mr. Balzaretti's property.
- He just found out about the water problems today, and is going tomorrow morning to install a temporary siltation device to alleviate Mr. Balzaretti's water problems.

- The pipe line is on the edge of Mr. McCormick's property. If MSD requires trees to be removed, the developer will restore as many as possible.
- Mr. Byrne gave his home phone number of 458-0739.

Director Duepner noted the original recommendation of the Department was for approval of this plan. He noted the earliest date this could go to the Planning and Zoning Committee would be June 8, 1994.

Chairman McGuinness noted the Commission could hold this item for further review until a response is received from the Department of Public Works on the stormwater issue. She further noted that the Commission could review it again at the Commission meeting of May 23, 1994.

Commissioner Dalton so moved.

Upon the request of Chairman McGuinness, Commissioner Dalton withdrew his motion.

Commissioner O'Brien made a motion to hold this matter awaiting response back from the Department of Public Works. The motion was seconded by Commissioner Dalton and **passed by a voice vote of 9 to 0.**

Commissioner O'Brien suggested the City's standards regarding stormwater may need to be reviewed.

Director Duepner noted he could raise that question with the Public Works Department, in terms of concerns having been voiced before the Commission regarding stormwater design standards.

Commissioner O'Brien inquired regarding the origination of the standards.

Director Duepner noted he can't say for certain, but he believes they initially came from the County, with revisions made by our Public Works Department.

Chairman McGuinness agreed with Commissioner O'Brien, and requested Director Duepner to point out to the Public Works Department the Commission's concern about the recent problems we've had with stormwater runoff and possible concern regarding standards.

**B. Falling Leaves Subdivision; "R-1" One (1) Acre Residence District Re-subdivision Plat; west side of Wilson Road at Falling Leaves Drive.**

Committee Chair O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the request. The motion was seconded by Commissioner Bly and approved by a voice vote of 9 to 0.

Chairman McGuinness presented a plaque to Commissioner Scruggs, noting appreciation for outstanding service to the City of Chesterfield Planning Commission, 1990 to 1994.

Councilmember Dan Hurt, on behalf of all of Chesterfield, particularly Ward III, noted appreciation of Walter's service, and believes he is leaving too soon.

Commissioner Scruggs noted the following:

- He has enjoyed his stay with the Planning Commission, and would like to give his particular thanks to the Planning Staff. He believes they have done a high quality job. He further stated he believes it is miraculous that Department Staff is able to accomplish as much as they do, in such a short timeframe.
- The Planning Commission members, without exception, including Vickie Sherman and Mary Brown, have all performed in a professional manner, doing their very best, as he hopes he has done, to represent the view points of the entire community (i.e., the developers and public, per say).
- It has been an honor and pleasure to have been a member of such a distinguished Commission.
- He thanked everyone for their help and assistance, and the Staff in particular, for the very fine job that they have done.
- He also thanked Mr. Hurt for getting him on this Commission.

Chairman McGuinness inquired about the meeting with the CCDC.

Director Duepner noted the West Area Study Committee is meeting on June 22, 1994, at 7:00 p.m.

It was decided that the Commission would meet with the CCDC on Wednesday, July 27, 1994, at 6:00 p.m., at their office. The Department will send a notice to Commissioners regarding this meeting.

## COMMITTEE REPORTS

### A. **Ordinance Review Committee**

Committee Co-Chair Bly noted they are hoping to schedule a meeting next week.

Joe Hanke, Planner II, stated a meeting was set for Thursday, May 19, at 5:30 p.m., here at the Government Center. He further noted the two (2) main items on the agenda for this meeting are: 1) the issue of home day-care; and 2) directional, non-advertising, off-premise signs.

### B. **Architectural Review Committee** - No report.

### C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported the status is still quo.

### D. **Comprehensive Plan Committee**

Committee Co-Chair Domahidy reported as follows:

- The West Area Study Committee will meet Wednesday at 5:00 p.m.

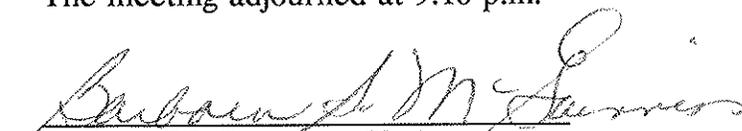
Committee Co-Chair Dalton noted City Attorney Doug Beach will also attend this meeting.

### E. **Procedures and Planning Committee** - No report.

Director Duepner noted two (2) add-on's:

1. There will be a meeting here at the Government Center on Wednesday, May 11, 1994, at 7:00 p.m., regarding the Chesterfield Valley Master Development Plan. The Commission is welcome and encouraged to attend. Development Strategies will make a presentation, along with their consulting team which includes representatives from Booker Associates and Crawford-Bunte-Brammeier.
2. On behalf of the Staff and himself, he expressed appreciation to Mr. Scruggs and wished him well in his endeavors.

The meeting adjourned at 9:16 p.m.

  
**Barbara McGuinness, Chairman**

[MINS-9.094]