

V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 22, 1989

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

PRESENT

ABSENT

- | | |
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| Chairman Barbara McGuinness | Ms. Kimberly Burnett |
| Mr. Edward Bidzinski | |
| Ms. Mary Brown | |
| Mr. Charles Bryant | |
| Ms. Mary Domahidy | |
| Mr. William Kirchoff | |
| Mr. Lester Golub | |
| Dr. Claude Pritchard | |
| Mr. Dick Hrabko, Councilman | |
| 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 | |

INVOCATION: Reverend Edward W. Hammer, All Saints Lutheran Church

PLEDGE OF ALLEGIANCE: Reverend Edward W. Hammer

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

- A. P.Z. 15-89 Chesterfield Industrial Investors; a request for a Conditional Use Permit to allow an advertising sign in the "NU" Non-Urban District for a five (5) acre tract of land located on the north side of North Outer Forty Road, approximately 100 feet west of Boones Crossing. **WITHDRAWN**
- B. P.Z. 16-89 Friendship Village of West County; a request for a Conditional Use Permit and an Amended Conditional Use Permit to allow accessory commercial uses in conjunction with a Nursing Home with Self Care Units in the "NU" Non-Urban District for a thirty-four (34) acre tract of land located on the north side of Olive Boulevard at Appalachian Trail.

Mr. Wes Sperr, Administrator of Friendship Village of West County, spoke on behalf of the request. He stated that the commercial uses (encompassing approximately 15,000 square feet) would be totally self-contained within the buildings. The area

requested for commercial use is below the 5% maximum area permitted. He further stated that the bank, because of State regulations, has to be available to the public; however, the hours of operation will limit outside use.

SPEAKER IN FAVOR (with limitations):

Mr. John Stobbe, 1227 Hidden Oak Road, Chesterfield, MO., spoke as an individual.

(A copy of the Ordinance relative to a Conditional Use Permit for accessory commercial uses is to be sent to Mr. Stobbe, as directed by the Chairman.)

SPEAKERS IN OPPOSITION: - None

REBUTTAL: - None

A show of hands indicated five (5) in favor, and zero (0) against.

APPROVAL OF THE MINUTES

The Minutes from the Meeting of May 8, 1989 were approved.

COMMITTEE REPORTS

Nominating Committee:

Dr. Pritchard stated that the Nominating Committee will meet on June 12, 1989.

Comprehensive Plan Committee:

Ms. Domahidy stated that the first round of quadrant meetings will take place beginning the week of May 29, 1989, on Wednesday and Thursday nights, at 7:00 in the Council Chambers, with subsequent meetings on June 7th and 14th. She stated that these meetings are open to the public.

OLD BUSINESS

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

Mr. Jerry Duepner, Director of the Department of Planning/Economic Development, stated the petitioner's request. He stated that the Commission, at its last meeting, had requested that the Department present alternatives for consideration. Mr. Duepner described the alternatives submitted in the Department's report.

A motion to approve the second option, as stated in the Department's report, 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. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-1.

NEW BUSINESS - None

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 20-88 Thomas Walker (Outdoor Equipment); "C-8" District future use of site sign; north side of North Outer Forty, east of Long Road.

Ms. Anna Kleiner presented the request and the Department's recommendation of approval with a maximum size of sixty (60) square feet, as stated in the report.

A motion to approve the request as recommended by the Department was made by Mr. Golub and seconded by Ms. Domahidy. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- B. P.C. 297-87 Miceli and Slonim Development; Amended Site Development Plan for Sycamore Place Subdivision; east side of Sycamore, north of Kehrs Mill Road.

Ms. Kleiner stated the petitioner's request and the Department's recommendation of approval.

A motion to approve the request was made by Ms. Brown and seconded by Mr. Kirchoff. Upon a roll call, the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- C. All Saints Lutheran Church; Boundary Adjustment Plat; northwest corner of Sycamore Drive and Kehrs Mill Road.

Ms. Kleiner stated the petitioner's request and the Department's recommendation of approval.

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Bryant. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

D. Sycamore Place; Record Plat; east side of Sycamore, north of Kehrs Mill Road.

Ms. Kleiner stated the petitioner's request and the Department's recommendation of approval.

A motion to approve the 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, yes; Mr. Bryant, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

E. Crown Business Park (Lot 1, Plat 6); Site Development Plan; Crown Industrial Court, south of Chesterfield Airport Road.

Ms. Kleiner stated the petitioner's request and the Department's recommendation of approval.

Upon discussion, the Commission expressed concern regarding the materials used and the landscaping.

A motion was made to approve the site plan and hold the architectural elevations and landscape plan by Mr. Golub and seconded by Mr. Kirchoff. Upon a roll call, the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Pritchard, no; Chairman McGuinness, yes. The motion passed by a vote of 6-2.

(Mr. Bryant left the meeting at this time.)

(The Commission stated that a colored rendering or samples of building materials should be presented for review.)

The meeting adjourned at 7:35 p.m.

Mr. Charles Bryant - Secretary