

V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 12, 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 Carlton Norton, St. John's United Church of Christ.

PLEDGE OF ALLEGIANCE: Reverend Carlton Norton

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

- A. P.Z. 17 & 18-89 Charles Liebert - a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and a request for a Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District for a 15.67 acre tract of land located on the west side of Schoettler Road at Westerly Drive; the proposed use is single-family residential.

Mr. John King, attorney, spoke on behalf of the request. He stated that three (3) of the existing seven (7) houses on the site will be removed. The proposed use is for twenty-six (26) single-family residences with lot sizes ranging from 15,000 square feet minimum, to 22,000 square feet maximum. The homes will range in size from 3,000 square feet to 4,000 square feet, and be constructed of brick with wood trim. One stub street

would be provided to the south of the property. One entrance into the site would be provided from Schoettler Road. Detention would be provided in two (2) areas; one at the northwest corner, and the second located near the northeast side of the property. The typical elevations would range from ranch-style to two-story homes. Setbacks would be consistent with existing development in the area, approximately 50 feet along the road frontage. He further stated that the petitioner would retain most of the existing trees and shrubs.

Questions arose relative to the total width of the frontage along Schoettler (in view of the possibility of the future widening of Schoettler Road to five (5) lanes).

Mr. King said that the total width of frontage of the development is 321 feet.

Ms. Brown asked how many of the proposed lots would meet the required 22,000 square feet for "R-1A" Zoning.

Mr. King said there would be ten (10) lots.

Mr. Douglas R. Beach, City Attorney, noted that the legal authority to widen Schoettler lies with the St. Louis County Department of Highways and Traffic.

The Planning Commission requested that the Department of Planning/Economic Development and the Department of Public Works seek information pertaining to the widening of Schoettler Road by the St. Louis County Highway Department.

SPEAKERS IN FAVOR:

Mr. Robert R. Wades, 11 Westerly Road, spoke as an individual.

Mr. Dwight Smith, 2297 Schoettler Road, spoke as an individual.

Mr. James Pearce, Creve Coeur Creek, spoke in favor as an individual.

Mr. Phillip Berry, 7 Georgetown Road, spoke as an individual.

Mr. James Del Rio, 1823 Britannia Court, spoke on behalf of the Schoettler Road Resident's Association.

SPEAKERS IN OPPOSITION:

Ms. Barbara Burnside, #8 Georgetown Road, spoke as an individual.

REBUTTAL:

Mr. John King stated that the residents of Georgetown will be allowed to connect to the Metropolitan St. Louis Sewer District. He stated that the developer would work with the MSD, Public Works Department, and the Department of Planning/Economic Development to satisfy the stormwater requirements. Mr. King said the developer would submit the dedication for three (3) lanes along Schoettler Road. He stated that the criteria for the St. Louis Department of Highways and Traffic to widen arterial roadways is based upon the projected increase of traffic due to a new development. Mr. King stated that this petitioned development would not justify dedication for five (5) lanes on Schoettler, and the petitioner intends to provide only the dedication of right-of way necessary for three (3) lanes.

Mr. Kirchoff asked whether the proposed water retention areas would help amend the existing water problems on the site, as well as the adjacent properties.

Mr. King stated that the water retention would be aided by the proposed development.

Mr. Bryant left the meeting at this time.

A show of hands indicated fifteen (15) in favor, and thirteen (13) against.

- B. P.Z. 19 & 20-89 Gerald Kerr Homes Corporation - a request for a change of zoning from "R-1" one (1) acre Residence District to "R-2" 15,000 square foot Residence District and a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for a 10.475 acre tract of land located on the north side of Clayton Road, approximately 200 feet west of Claymont Estates Drive; the proposed use is single-family.

Chairman McGuinness stated that a letter from Mr. John Dvdash, regarding this petition, has been received and filed by the Commission.

Mr. Mark Teitelbaum spoke on behalf of the petitioner. He said the proposed development would consist of twenty (20) single-family residences with minimum lot sizes of 15,000 square feet; the largest lot being approximately 25,000 square feet; and the average lot size being 19,300 square feet. The price range for the homes would be from \$260,000.00 to \$330,000.00. One curb-cut is proposed off of Clayton Road at the western portion of the site. Also proposed is a five (5) to six (6) foot berm along Clayton Road, with common ground at the center of the site to address stormwater control.

Questions were raised by Commission Members relative to the location of a pump station, grading of the site in relation to surrounding properties, slope, stormwater runoff, siltation prevention, and the preservation of existing landscaping (trees), etc.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

Mr. Robert Coleman, 507 Redondo Drive, spoke as an individual.

Mr. Dennis Kreps, 511 Corley Drive, spoke as an individual.

Ms. Saundra H. Brenner, 508 Redondo, spoke as an individual.

Mr. Bill McCarthy, 620 Brookmont Lake Court, spoke as an individual.

Mr. Terry Weatherby, 570 Corley Drive, spoke as Trustee of Brookmont Estates.

A petition with signatures of 133 residents who are opposed to the proposed development was presented to the Commission.

Mr. Tom Miltenberger, 512 Corley Drive, spoke as an individual.

Mr. Donald K. Wheeler, 551 Corley Drive, spoke as an individual.

Ms. Kendra Howald, 578 Redondo Drive, spoke as Trustee of Claymont Estates Residents Association.

Mr. James Gerlock, 604 Brookmont Lake Court, spoke as Trustee of Brookmont Subdivision.

REBUTTAL:

Mr. Mark Teitelbaum addressed comments relative to stormwater, existing landscaping, traffic impact, and the impact of proposed development upon the value of homes on adjacent properties.

Mr. Bryant returned to the meeting at this time.

Mr. Teitelbaum stated that the developer would work with the Department of Planning/Economic Development, the Department of Public Works and the St. Louis Metropolitan Sewer District to address the stormwater situation. He further stated that, the proposed stormwater retention would greatly improve the current stormwater problem.

Ms. Domahidy asked if the petitioner had considered requesting "R-1A" District zoning.

Mr. Teitelbaum said the developer felt that, even with the "R-2" Zoning, the property would essentially be developed as "R-1A," with a few extra houses.

Mr. Kirchoff asked if the water runoff to the north from the lots bordering the property line would be directed through the detention facility.

Mr. Teitelbaum said that it would, and that the existing 12" line would be inadequate; an 18" line would be adequate in solving the stormwater problem.

A show of hands indicated seven (7) in favor, and forty-one (41) against.

APPROVAL OF THE MINUTES

The Minutes from the Meeting of May 22, 1989 were approved.

COMMITTEE REPORTS

Nominating Committee:

Dr. Pritchard presented as a motion the report of the Nominating Committee nominating Ms. Barbara McGuinness as Chairperson, Ms. Mary Domahidy as Vice Chair, and Mr. Charles Bryant as Secretary. The motion was seconded by Mr. Golub. There were no other nominations. The motion passed by a voice vote of 8-0.

Ms. McGuinness appointed Ms. Domahidy as the Chairperson of the Comprehensive Plan Committee, Mr. Bryant as Chairman of the Ordinance Review Committee, Mr. Kirchoff as Chairman of the Site Plan Review Committee, and Ms. Domahidy as Chairman of the Architectural Review Committee.

Comprehensive Plan Committee:

Ms. Domahidy stated that there have been three (3) quadrant meetings which have brought forth a diversity of views that were well-stated and well-heard. Each member of the Commission, as well as the City Council, has received the same workshop materials and issue statements that members of the quadrant groups are commenting upon. Two additional issues were raised by the quadrant groups: one related to solid waste disposal and recycling; the second related to public transportation. The last quadrant meeting will be Wednesday, June 14th, at 7:00 p.m., in the Council Chambers. She encouraged all to attend to see how the group is working, as the Commission will ultimately review

the policy statements derived from this process, and adopt them. These policies will form the basis for the preparation of the Plan itself.

OLD BUSINESS

- A. Crown Business Park (Lot 1, Plat 6); building elevations and landscape plan; Crown Industrial Court, south of Chesterfield Airport Road.

Ms. Anna Kleiner stated the petitioner's request and the Department's recommendation of approval of the building elevations. Ms. Kleiner noted that a landscape plan had not been submitted.

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

- A. P.C. 65-88 Montessori Children's House, Inc.; Conditional Use Permit in "NU" Non-Urban District amendment request; south side of Ladue Road, east of Saylesville Drive.

Ms. Anna Kleiner stated the request and the Department's recommendation of approval with conditions listed in report.

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

- B. Correspondence from Mr. Albert A. Michenfelder; request for amendment of Zoning Ordinance of the City of Chesterfield relative to conditional uses in "NU" Non-Urban District.

Mr. Jerry Duepner, Director of Planning/Economic Development, presented the request and the Department's recommendation that this matter be referred to the Ordinance Review Committee for consideration and to report, thereon, to the Planning Commission. Such action would be in keeping with the policy and bylaws of the Planning Commission.

Questions were raised regarding whether the owner of the property, Mr. Haynes, currently holds a Conditional Use Permit, the level of truck traffic, and control over amount of soil to be stored.

A motion to receive and file the request and direct the Staff to notify Mr Michenfelder that the Commission does not deem it appropriate to approve the request was made by Mr. Golub and

seconded by Ms. Brown. Upon a roll call, the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, no; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Pritchard, no; Chairman McGuinness, no. The motion failed by a vote of 2-6.

A motion to accept the Department's recommendation to refer the matter to the Ordinance Review Committee was made by Dr. Pritchard and seconded by Mr. Bidzinski. The motion passed by a voice vote of 8-0.

C. City of Chesterfield Planning Commission Status Sheet.

Mr. Duepner stated that the Planning Commission Status Sheet is to be received and filed. The Staff proposed to submit this information to the Commission quarterly.

D. Proposed amendment of Subdivision Ordinance of the City of Chesterfield relative to guaranteeing subdivision improvements.

Mr. Duepner stated the Department's recommendation that this matter be referred to the Ordinance Review Committee for possible amendment.

A motion to accept the Department's recommendation was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

E. P.C. 16-89 Friendship Village of West County; request for a Conditional Use Permit and an Amended Conditional Use Permit in the "NU" Non-Urban District; north side of Olive Boulevard at Appalachian Trail.

Mr. Duepner stated that a report on this matter will be presented to the Commission at its next meeting on June 26th. The Department recommended that the matter be held.

A motion to hold the matter was made by Dr. Pritchard and seconded by Mr. Bryant. The motion passed by a voice vote of 8-0.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. P.C. 5-79 Holthaus Realty (Proctor Products); "M-3" Planned Industrial District amended site development plan and building elevations; east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

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

A motion to approve the request with conditions that the color of

the concrete block on the addition be an earth tone as approved by the Department of Planning/Economic Development was made by Mr. Golub and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

- B. Parkway West High School; amended site plan and building elevations in "NU" Non-Urban District; north side of Clayton Road, east of Straub Road.

Ms. Kleiner stated the request and the Department's recommendation of approval subject to conformance with the requirements of the State Highway Department regarding right-of-way dedication along Clayton Road.

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

- C. Spirit Airpark (Apex Aviation); "M-3" Planned Industrial District amended site development plan; northeast corner of North Beechcraft and Edison Avenue.

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

A motion to approve the Department's recommendation, with the exception that additional landscaping be added, was made by Mr. Golub and seconded by Mr. Bidzinski. The motion passed by a voice vote of 8-0.

- D. Conway Ridge; temporary subdivision promotion sign; east side of White Road, north of Rainy Lake Drive.

Ms. Kleiner stated the request and the Department's recommendation of approval with the size limited to thirty-two (32) square feet in sign face area.

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

- E. First Baptist Church of Creve Coeur; amended site plan and building elevations; west side of Creve Coeur Mill Road, north of Olive Boulevard.

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

A motion to approve the Department's recommendation was made by

Mr. Bryant and seconded by Ms. Brown. The motion passed by a voice vote of 8-0.

F. Seasons at Schoettler; temporary subdivision direction sign; east side of Olive Boulevard, near White Road.

Ms. Kleiner stated the request and the Department's recommendation of approval with the condition that the sign not exceed thirty-three (33) square feet.

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

G. P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); amended Planned Environment Unit in "R-6A" site development plan; southeast corner of Clarkson and Baxter Roads.

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

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

H. Parkway Office Center; Boundary Adjustment Plat; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.

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

A motion to approve the request was made by Mr. Bryant and seconded by Ms. Domahidy. The motion passed by a voice vote of 8-0.

Mr. Duepner referred to an item discussed previously, VII. A., Crown Business Park landscape plan and building elevations. He stated the Department's recommendation to approve the landscape plan, indicating where the Commission would require additional landscaping. This would not necessitate the petitioner coming back to the Commission again, unless he disagreed with its stated landscape requirements.

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

The meeting adjourned at 9:55 p.m.

Mr. Charles Bryant - Secretary

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