



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 24, 1996**

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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Ms. Carol Kenney
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Michael J. Casey
Mr. Douglas R. Beach, City Attorney
Mayor Jack Leonard
Council Liaison Linda Tilley - Ward IV
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Joe Hanke, Planner II
Ms. Pat Detch, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Robert Grant

INVOCATION - Chairman Casey

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Mayor Jack Leonard and Councilmember Linda Tilley (Ward IV) - Council Liaison.

PUBLIC HEARINGS: Commissioner Broemmer read the "Opening Comments."

- A. **P.Z. 18-96 Chesterfield Village, Incorporated (Wildhorse Hills)**; a request for a change in zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 4.9 acre tract of land located on the south side of Wild Horse Creek Road approximately 500 feet west of the intersection of Wild Horse Creek Road and Baxter Road. (Locator Numbers: 18T52-0018pt, 18T54-0126pt, 18T51-0020pt)

AND

- B. **P.Z. 19-96 Chesterfield Village, Incorporated (Wildhorse Hills)**; a request for a Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District for a 4.9 acre tract of land located on the south side of Wild Horse Creek Road approximately 500 feet west of the intersection of Wild Horse Creek Road and Baxter Road (Locator Numbers: 18T52-0018pt, 18T54-0126pt, 18T51-0020pt), and Amended Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District for a 46.3 acre tract of land located approximately 500 feet west of the intersection of Wild Horse Creek Road and Baxter Road (Locator Numbers: 18T51-0118, 18T23-0069, 18T51-0020pt and 18T52-0018pt). The total acreage encompassing this Planned Environment Unit Procedure request is 51.2 acres. Proposed Use: Single Family Residences.

Assistant Director Laura Griggs-McElhanon gave a slide presentation of the proposed site and surrounding area.

Mr. John A. Blumenfeld, Attorney for the petitioner, presented the request.

City Attorney Doug Beach noted it is his understanding that the stub street in the new section will be as approved/recommended by the Council.

Mr. Blumenfeld noted the Fire District has requested the stub street on the eastern entrance not be gated. He further noted the petitioner will conform with the requirements of both the City and Chesterfield Fire Protection District.

Commissioner Dalton arrived at this time.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL:

Mr. Blumenfeld reiterated that the petitioner believes that what is being proposed does constitute good land planning and should benefit the City from a planning point of view.

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

APPROVAL OF THE MINUTES:

- A. **Approval of Minutes from the Meeting of June 10, 1996.**

A motion to approve the minutes was made by Commissioner McCarthy, seconded by Commissioner Bly and **passes by a voice vote of 7 to 0.**

PUBLIC COMMENTS:

1. George Heidelbaugh, 12 Bel Rae Court, St. Charles, MO, spoke in favor of P.Z. 14 & 15-96 Greater Missouri Builders, Inc. (Clarkson Grove III).

OLD BUSINESS: - None

NEW BUSINESS:

- A. **P.Z. 34-95 City of Chesterfield Planning Commission;** a proposal to amend Sections 1003.167 Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative to additions to grading, building, etc. permits in certain districts.)

Planner II Joe Hanke noted the Department recommends this matter be held.

Commissioner Kenney made a motion to hold this matter. The motion was seconded by Commissioner Yaffe and **passes by a voice vote of 7 to 0.**

- B. **P.Z. 18 & 19-93 Nooning Tree Partnership;** amendment to a Planned Environment Unit (PEU) 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.

Planner II Joe Hanke noted the Department recommends this matter be held.

Commissioner Yaffe made a motion to hold this matter. The motion was seconded by Commissioner Bly.

Commissioner Broemmer inquired why this item is being held.

Assistant Director Laura Griggs-McElhanon noted the Planning Department has not had an opportunity to prepare a report on this item.

The motion to hold was approved by a **voice vote of 7 to 0.**

- C. **Comprehensive Plan Update**; proposed revisions concerning text relative to the Office Campus designation located on Wild Horse Creek Road.

Planner II Joe Hanke noted the Department is still continuing to research the issue of Single-Family Residential development within the Office Campus designation and recommends this item be held.

A motion to hold this item was made by Commissioner McCarthy, seconded by Commissioner Bly and passes by a voice vote of 7 to 0.

- D. **P.Z. 14-96 Greater Missouri Builders Inc., (Clarkson Grove III)**; "NU" Non-Urban District to "R-6A" Residence District; west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive.

and

- E. **P.Z. 15-96 Greater Missouri Builders Inc., (Clarkson Grove III)**; Planned Environment Unit (PEU) Procedure in the "R-6A" Residence District; west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive.

Planner II Joe Hanke summarized the Department's report and recommendation of approval of the change in zoning from "NU" Non-Urban District to "R-6A" Residence District for P.Z. 14-96, and approval of the Planned Environment Unit Procedure for P.Z. 15-96, subject to the conditions specified in "Attachment A."

A motion to approve P.Z. 14-96 rezoning from "NU" Non-Urban District to "R-6A" Residence District was made by Commissioner Kenney. The motion was seconded by Commissioner Broemmer.

- It was noted the developer indicated his willingness, at the Site Plan stage, to provide additional off-street parking where appropriate. The Department has a rendering from the developer, submitted subsequent to the public hearing, which indicates an additional five (5) spaces.
- The developer was encouraged to develop the exteriors in a way to be very compatible with the exteriors of the existing development.

Upon a roll call the vote was as follows: **Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.**

The motion passes by a vote of 7 to 0.

A motion for approval of P.Z. 15-96 Planned Environment Unit Procedure was made by Commissioner McCarthy, and seconded by Commissioner Kenney.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 7 to 0.

- F. P.Z. 16-96 Walnut Grove (Wild Horse Summit Development Corporation); "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District; east side of Long Road, north of Wild Horse Creek Road.

Assistant Director Laura Griggs-McElhanon read into the record the issues the Planning Department is evaluating at this time. She asked if the Commission has issues to add to the list, and noted the Department recommends this matter be held until July 22, 1996.

No issues were added to the list.

A motion to hold this item until the Commission Meeting of July 22, 1996, was made by Commissioner Yaffe, seconded by Commissioner Bly and passes by a voice vote of 7 to 0.

- G. P.Z. 17-96 Storage Masters-Chesterfield, L. L. C., an amendment to City of Chesterfield Ordinance Number 956 establishing an "M-3" Planned Industrial District; south side of Chesterfield Airport Road; east of the intersection of Chesterfield Airport Road and Olive Street Road.

Planner II Joe Hanke summarized the request and the Department's recommendation of approval of the petitioner's request for lighting of the permitted advertising sign, subject to requirements of Section 1003.168B, subsection 3, relative to advertising signs, and subject to the amendment stated in the Department's report.

A motion for approval of P.Z. 17-96 Storage Masters-Chesterfield L.L.C. was made by Commissioner Broemmer. **The motion dies for lack of a second.**

A motion for denial of P.Z. 17-96 Storage Masters-Chesterfield L.L.C. was made by Commissioner Dalton and seconded by Commissioner McCarthy.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion to deny the request passes by a vote of 6 to 1.

Commissioner Dalton left the meeting at this time.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 2 & 3-96 Premier Homes (Country Lake Estates)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District Site Development Plan and Landscape Plan; western terminus of Countryside Manor Parkway.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve P.Z. 2 & 3-96 Premier Homes (Country Lake Estates), subject to the conditions in the Department's report. The motion was seconded by Commissioner Kenney and **passes** by a voice vote of 6 to 0.

- B. **P.Z. 12-96 U.S. Ice Sports Complex L.C.**; Conditional Use Permit in the "NU" Non-Urban District Amended Site Development Plan and Architectural Elevations; north side of North Outer Forty Road, east of the intersection of North Outer Forty Road and Boone's Crossing Street.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve P.Z. 12-96 U.S. Ice Sports Complex L.C., subject to the conditions in the Department's report. The motion was seconded by Commissioner Yaffe and **passes** by a voice vote of 6 to 0.

COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee** - No report.
- D. **Comprehensive Plan Committee**

Planner II Joe Hanke noted there is a subcommittee meeting scheduled for Thursday, June 27, 1996, at 6:00 p.m., for discussion of Comprehensive Plan policy amendments relative to the issue of cellular towers. He noted he has some handouts to give to Committee Members after tonight's meeting, in anticipation of the scheduled Committee Meeting.

Chairman Casey noted the meeting would last no longer than one (1) hour.

- E. **Procedures and Planning Committee** - No Report

F. **Report of Nominating Committee**

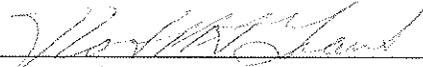
Commissioner McCarthy noted the Committee met earlier and made a motion to approve the following appointments:

Chairman - Commissioner Mike Casey
Vice-Chairman - Commissioner Rick Bly
Secretary - Commissioner Bob Grant

The motion was seconded by Commissioner Kenney and **passes by a voice vote of 6 to 0.**

A motion to adjourn was made by Commissioner McCarthy, seconded by Commissioner Bly and **passes by a voice vote of 6 to 0.**

The meeting adjourned at 7:50 p.m.



Robert Grant, Secretary

[MIN6-24.096]