V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 25, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Ms. Mary Brown
Mr. David Dalton	Mr. Jamie Cannon
Ms. Mary Domahidy	Mrs. Pat O'Brien
Mr. Les Golub	
Mr. William Kirchoff	
Mr. Walter Scruggs	

Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

INVOCATION: The Reverend Joseph Pins, Ascension Catholic Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

A. The Minutes were approved from May 14, 1990.

B. The Minutes were approved from June 11, 1990.

COMMITTEE REPORTS

Architectural Review Committee

Mr. Duepner presented the report for Chair Mary Domahidy as follows.

The Architectural Review Committee met on June 15, 1990, in the Council Conference Room. The item on the Agenda was review of the architectural elevations for P.Z. 26-89 Midland Capitol Properties II (Chesterfield Crossing development), formerly Lea Oak Plaza, formerly Chic Hardware, formerly Westover. The Committee met with representatives of Midland to

discuss various concerns relative to the elevations. As a result, a summary of that meeting has been provided in the Commission packet. Concerns primarily addressed by Commission Members were:

- the linear appearance of the building, and the desire to see a break in the building elevations;
- the type of roofing material that was proposed for the building;
- the type of building materials to be utilized at the rear of the building;
- the proposed colors of sign band; and
- the proposed landscaping and type of shrubbery, particularly along the front elevations of the building.

After discussion among the Committee Members and the petitioner, another meeting was scheduled for a presentation by the petitioner in response to the concerns of the Committee Members. That meeting will be this Friday, June 29, at 3:30 p.m., in the Conference Room A of the Government Center. The petitioner is to respond back in terms of his proposals:

- to break up the expanse of roofline and add more texture to the roof;
- to present elevations that were more comparable to those which were depicted to the Planning Commission at the Public Hearing;
- to submit architectural accents for the various elevations of the buildings; and
- to provide elevations that exhibit quality and good taste for the development.

Mr. Duepner stated that we have not, to date, heard back from the petitioner, but we will have posted a notice for the meeting this Friday, and we also sent a letter to the petitioner to remind him of the upcoming meeting this Friday.

OLD BUSINESS

A. P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for "R-2" Residence District and "C-2" Shopping District to "C-8" and Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

Mr. Duepner advised that staff has met with the Architect for the project and is anticipating a response to the site plan prior to the next meeting. The Department is requesting the matter be held until the next meeting.

A motion to hold the matter was made by Commissioner Domahidy. The motion was seconded by Commissioner Dalton, and passed by a voice vote of 6 to 0.

NEW BUSINESS

A. Correspondence from the Director of Planning/Economic Development and the City Attorney concerning **Transfer of Development Rights.**

Mr. Duepner summarized the correspondence and placed it before the Commission for discussion and consideration.

DISCUSSION/CONSIDERATION BY COMMISSION MEMBERS

- It would not be appropriate for the City to pursue this matter further at the present time.
- The City should contact the St. Louis County Municipal League, and that it may be appropriate for that body to pursue appropriate amendments of legislation in the State to enable communities to avail themselves of the Transfer of Development Rights tool.
- It may be appropriate, at some future date, to give further consideration to this matter.

A motion was made by Commissioner Domahidy asking the Department to respond back to the Planning and Economic Development Committee with the feelings of the Commission regarding the following: while the Commission opts not to pursue it at this time, it may be of interest to the Municipal League to explore TDR's for the area as a whole; and the City Council may send a letter to the League suggesting the topic be researched further. The motion was seconded by Commissioner Kirchoff, and the motion passed by a voice vote of 6 to 0.

B. P.C. 120-84 Queatham House, Ltd.; a request to amend LPA in "NU" Non-Urban District Ordinance; north side of Olive Boulevard at Westernmill Drive.

Ms. Kleiner presented the request and the Department's recommendation to amend Ordinance #444, to permit the sale of beer, along with the wine that is currently permitted for sale at this time.

A motion to approve the Department's recommendation was made by Commissioner Domahidy and was seconded by Commissioner Dalton. Upon a roll call, the vote was as follows: Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 6 to 0.

C. P.C. 245-87 Desco, Inc.; a request for an extension of time for submittal of "C-8" Planned Commercial and "FPC-8" Flood Plain Planned Commercial Districts Site Development Concept Plan; north side of Highway 40/I-64 at Timberlake Manor Drive.

Ms. Kleiner presented the request, including a brief history, and the Department's recommendation for approval of an extension of time to August 26, 1991, for the submittal of the Site Development Concept Plan.

Commissioner Scruggs made the motion to approve the Department's recommendation. The motion was seconded by Mr. Golub.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- It was determined that the Highway Department's road plan is still in the design stage of the off-ramps in the subject area.
- Extensions should be given only when justified.

The motion passed by a voice vote of 6 to 0.

D. P.Z. 3-90 Dean R. Frankiewicz; a request for a "CUP" in "NU" and "FPNU" District; north side of North Outer Forty Road, east of Boones Crossing.

Ms. Kleiner presented the request, a brief history, and the Department's recommendation that the Commission reaffirm its decision of approval, as stated in the report.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- A lighting study is desired in order to justify the petitioner's request of 30 feet.
- The appropriateness of the usage.
- The height and direction of lights.
- The height of fencing.
- Lights in the Creve Coeur area for similar development are twenty-four (24) feet in height.

- Relative to identifying appropriate uses for the Valley, a preliminary meeting was held last week regarding the Chesterfield Valley Study, and it was the recommendation of the Chairs of the Planning and Economic Development Committee and Public Works Committee to establish a Steering Committee to perform the Study. The Steering Committee would include representation from the Planning Commission, Public Works Citizen Advisory Committee, Levee District, and Business Interests within the Valley Area. The Committee is in the process of organizing this task, with some input expected by Fall of this year.

- The decision made by Commission on this petition will go to the PED Committee for its recommendation to Council.

A motion to approve the Department's recommendation to reaffirm its original approval was made by Commissioner Scruggs, and was seconded by Commissioner Kirchoff. Upon a roll call, the vote was as follows: Commissioner Dalton, no; Commissioner Domahidy, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion was defeated due to a tie vote of 3 to 3.

Commissioner Kirchoff made a motion to approve the Department's recommendation that the Planning Commission reaffirm its original decision, with the exception that the lights be permitted at thirty (30) feet in height. The motion was seconded by Commissioner Dalton. Upon a roll call, the vote was as follows: Commissioner Dalton, yes; Commissioner Domahidy, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner Scruggs, no; Chairman McGuinness, no. The motion failed by a vote of 4 to 2.

Commissioner Scruggs made a motion to reaffirm the Commission's original recommendation with the exception of limiting the height of the lights to twenty-four (24) feet, and the fencing be limited to a height of thirty (30) feet. The motion was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- There is a lack of understanding regarding the requirement of a thirty (30) foot fence.

Commissioner Scruggs withdrew his motion.

Commissioner Kirchoff made a motion to reaffirm the Commission's original decision with the exception to allow lighting at thirty (30) feet in height. Commissioner Dalton seconded the motion. Upon a roll call, the vote was as follows: Commissioner Dalton, yes; Commissioner Domahidy, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner Scruggs, no; Chairman McGuinness, yes. The motion failed due to a tie vote of 3 to 3.

Commissioner Kirchoff made a motion to reaffirm the Commission's original decision. The motion was seconded by Mr. Scruggs. Upon a roll call, the vote was as follows: Commissioner Dalton, no; Commissioner Domahidy, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion failed due to a tie vote of 3 to 3.

Commissioner Golub made a motion to hold the request. The motion was seconded by Commissioner Dalton, and passed by a voice vote of 6 to 0.

E. Correspondence from the Director of Planning/Economic Development concerning Ordinance No. 445 - Commercial Services Procedure.

Mr. Duepner presented the report in order for the Planning Commission to direct that a public hearing be held on the matter.

Commissioner Domahidy made a motion to direct the Department Staff to set-up a Public Hearing. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 6 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.Z. 26-89 Midland-Capitol Properties II (Chesterfield Crossing); "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; west side of Clarkson Road, north of Lea Oak Drive.

Ms. Kleiner presented the Department's recommendation to hold the matter pending a meeting of the Architectural Review Committee, which is scheduled for Friday, June 29, at 3:30 p.m., in Conference Room A of the City Government Center.

No motion was necessary for this matter, as it will go to the Architectural Review Committee for review.

B. Lord of Life Lutheran Church; Monument Sign; east side of Clarkson Road, south of Baxter Road.

Ms. Kleiner presented the request and the Department's recommendation of approval of the fifty (50) square foot freestanding church identification sign, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Golub, and passed by a voice vote of 6 to 0.

C. P.C. 5-79 Holthaus Realty (Marco Screw Products, Inc); "M-3" District Architectural Elevations; east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the architectural details as: brick on the north, west and south sides and intricately colored concrete brick on the east elevation; the mortar to be used with the concrete brick is to be the same color as the mortar to be used with the clay brick. The motion was seconded by Commissioner Dalton, and passed by a voice vote of 6 to 0.

D. P.C. 129 & 130-85 Peachtree Limited (Peachtree Apartments); Site Identification Sign; south side of Olive Boulevard, north of Schoettler Road.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Scruggs.

Commissioner Dalton amended the motion to include the provision that no illumination be permitted with the sign.

The amendment was accepted, and the motion passed by a voice vote of 6 to 0.

E. P.C. 21-88 Thomas E. and Janice M. Woodson (Christopher Woods); Subdivision Record Plat; west side of Wilson Road, north of Wilson Manor Drive.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- The Commission discussed various measures to encourage petitioners to meet deadlines.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Golub, and passed by a voice vote of 6 to 0.

F. Conway Ridge Subdivision; "R-2" 15,000 square foot Residence District Boundary Adjustment Plat (Lots 10, 11 and 12); White Road at Rainy Lake Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Golub, and passed by a voice vote of 6 to 0.

G. P.C. 52-84 Mills Properties, Inc. (Willow Creek Apartments); "R-3" 10,000 square foot and "R-6" square foot Residence Districts, with a PEU Architectural Elevations; north side of Olive Boulevard, west of West Drive.

Mr Duepner presented the request and the Department's recommendation of approval, as stated in the report.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to hold this matter for future review, pending changes to be stated in the following discussion. The motion was seconded by Commissioner Domahidy.

COMMENTS FROM SITE PLAN REVIEW COMMITTEE

1. They would like to see about 50% of the vertical surfacing on the project as masonry.

2. The vinyl siding is acceptable.

3. There is some concern about the large, unbroken, expanse of roof on the larger buildings (16 and 18 unit buildings). This should be broken-up with some type of architectural ornamentation on the roof.

4. A more heavily textured roofing shingle could be used.

The motion to passed by a voice vote of 6 to 0.

Chairman McGuinness encouraged the Commission Members to ride along with the Police Department.

Mr. Duepner informed the Commission Members that the City has a general information Hotline number (537-4770) that residents may call. He stated that City Council Agendas, Planning Commission Agendas, and Planning Commission meeting action are recorded for quick access by interested parties.

The Commission Meeting adjourned at 8:25 p.m.

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William Kirchoff, Secretary

[MIN6-25]