

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 26, 1989

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

PRESENT

Chairman Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Domahidy
Mr. William Kirchoff
Dr. Claude Pritchard
Mr. Dick Hrabko, Councilman (arrived later)
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary Department of Planning

ABSENT

Mr. Lester Golub
Mr. Doug Beach, City Attorney

INVOCATION: The Reverend James Rogers, Lord of Life Lutheran Church

PLEDGE OF ALLEGIANCE: Councilmember Betty Hathaway

Chairman McGuinness presented a plaque to Dr. Pritchard in appreciation for his service on the Planning Commission.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

- A. P.Z. 21-89 Parkway Office Associates, L.P. - a request for a change of zoning from "NU" Non-Urban District to "C-8" Planned Commercial District and amended "C-8" Planned Commercial District, for a .692 acre tract of land and a 9.1 acre tract of land, respectively, located on Chesterfield Airport Road, approximately 800 feet west of Chesterfield Village Parkway; proposed uses are all permitted and conditional uses in the "C-2," "C-3," and "C-4" Commercial Districts.

Mr. Jerry Duepner stated that the Department of Planning/Economic Development was contacted by the petitioner's representative this afternoon and requested that the petition for tonight's public hearing be postponed. He noted that, if this petition is to be brought back before the Commission, it will have to go back through the same process with the posting of the property, the public hearing advertised in the newspapers, and notice to be sent to adjacent property owners. This will require the petitioner to submit another filing fee for the application. Unless the petitioner does so, there will be no further discussion on this matter.

APPROVAL OF THE MINUTES

The Minutes from the Meeting of June 12, 1989 were approved.

Chairman McGuinness reminded the Chairs of the various Committees to give the list of names to the Secretary, upon completion.

COMMITTEE REPORTS

Comprehensive Planning Committee

Mary Domahidy gave the Committee's report stating the following. The comments from the four (4) quadrant meetings have been summarized in a report of about nine (9) pages, which Ms. Domahidy intends to make available to members of Department Staff and the Commission for their review. About fifty (50) of the total sixty-five (65) members of the Advisory Group were in attendance at the meetings. The consultants, through their work, have identified points of consensus; however, the purpose of the meetings was to obtain various views, not to achieve a consensus. Some areas which merited a lot of concern at the meetings were: existing development; the conservation of existing quality development (definition of what we consider to be quality); to reinforce the existing development pattern; coordinated growth; restrict strip commercial development; concern for preservation of open space; Urban Core (characteristics); neighborhood service facilities; City Park and recreation facilities; a new government center; developing sidewalks; and architectural design review. Areas which did not merit a lot of concern were: Chesterfield Valley; community and regional shopping areas; and the Airport. The next step in the Comprehensive Plan Process is the adoption of policies which will come before the Commission. The Commission already has the work from Development Strategies, and Ms. Domahidy will submit comments and other notes as well.

Councilmember Dick Hrabko joined the meeting at this point.

Development Strategies will revise the policy and issue statements based on the input, not only from the quadrant meetings, but also from the materials that each member of the group was encouraged to send in. The next two (2) months will be the period of time Development Strategies will be working with the Staff to revise the policy and issue statements, and to work with everyone toward policy adoption. The adoption phase is extremely important, as it is our opportunity to raise questions (as members of the quadrant groups did) concerning the development and adoption of the policy statements, which will be reflected in the actual Plan that is drawn.

Ordinance Review Committee

Mr. Bryant stated that the Committee met prior to the Commission meeting and discussed amending of the Zoning Ordinance relative to Conditional Use Permits in the "NU" Non-Urban District, and of the Subdivision Ordinance relative to maintenance of subdivision improvements. The Committee recommends to the Commission that both items be scheduled for public hearing before the Planning Commission. Chairman McGuinness directed the staff to schedule a public hearing for the proposed amendments.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 16-89 Friendship Village of West County; a 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.

Ms. Kleiner stated the petitioner's request and the Department's recommendation of approval, with conditions in the report submitted.

A motion to approve the request, subject to the conditions as indicated in Attachment B, was made by Mr. Bryant and seconded by Ms. Burnett. Upon a roll call the vote was as follows: Mr. Bidzinski, abstained; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Pritchard, yes; Chairman McGuinness, yes. The motion passed by a vote of 7-1, with 1 abstention.

B. Proposed amendment of the Zoning Ordinance of the City of Chesterfield relative to administration and enforcement.

Mr. Duepner presented the issue and the Department's recommendation to refer this matter to the Ordinance Review Committee.

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

C. P.C. 89-83 Chesterfield Village, Inc.; a request for an extension of time for commencement of construction of Planned Environment Unit in "R-3" and "R-6" Residence Districts; north side of Olive Boulevard, west of West Drive.

Mr. Duepner presented the request and the Department's recommendation of approval for a one (1) year extension of time to July 21, 1990, subject to approval by the Planning Commission of architectural elevations, prior to the commencement of construction.

Mr. Bryant asked what would happen if the matter was not approved.

Mr. Duepner explained the appeal procedure that the petitioner would have to follow. He further stated that, if the extension is not granted, the Planned Environment Unit Permit terminates, and the City has forty-five (45) days to initiate a petition to zone the property back to its prior classification of Non-Urban.

Discussion followed regarding access to the parcel of land, new location of West Drive, and curb-cuts.

Mr. Bryant made the motion to deny the request. He gave his reasons as being: the six (6) year delay in activity on this parcel; and was originally zoned for 168 units, and then revised for 178 units; other public hearings indicated that adjacent neighbors do not want additional multiple-family development in the area; and adjacent neighbors have had very little opportunity to provide input into this matter since 1984.

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

D. Proposed amendment of the Zoning Ordinance of the City of Chesterfield relative to subdivision information and direction signs.

Mr. Duepner stated the request and the Department's recommendation to refer the matter to the Ordinance Review Committee.

Ms. Brown requested that both aspects (subdivision entrances and other locations) of signs be considered in the amending of the Ordinance.

Mr. Bidzinski requested that onsite regulations be considered in the review by the Ordinance Review Committee.

A motion to refer the matter to the Ordinance Review Committee was made by Mr. Bryant and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

E. 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.

F. 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.

Mr. Duepner stated that, in keeping with Commission policies, these items were heard at the last meeting, and the Department recommends that they be held until the Planning Commission Meeting on July 10, 1989.

A motion to hold was made by Ms. Burnett and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

Site Plans, Building Elevations, and Signs

- A. P.C. 22-88 Charles Hennemeyer, Inc.; "C-8" Planned Commercial District building elevations; east side of Clarkson Road, north of Baxter Road.

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

Concerns were expressed regarding signage, the proposed white brick and the consistency of appearance of all of the buildings.

A motion to refer the matter to the Architectural Review Committee was made by Mr. Kirchoff and seconded by Ms. Burnett. The motion passed by a voice vote of 8-0.

- B. Missouri District of the Lutheran Missouri Synod; Boundary Adjustment Plat; east side of Wild Horse Ridge, south of Wild Horse Creek Road.

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

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

The meeting adjourned at 8:00 p.m.

Mr. Charles Bryant - Secretary