

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 26, 1995



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Robert Grant
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Barbara McGuinness
Mayor Jack Leonard
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Patricia O'Brien

INVOCATION - Commissioner Robert Grant

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness thanked Mayor Jack Leonard for appointing Planning Commissioners Robert Grant and Allen Yaffe. She also recognized the Mayor and Planning Commission of the City of Green Park, (Mayor Kuban), in South St. Louis County. She noted that the Chesterfield Commission Members and Director of Planning will remain after tonight's meeting to get together with this group.

Chairman McGuinness also recognized the Honorable Mayor Jack Leonard, and Council Liaison Ed Levinson, Chairman of Planning and Zoning Committee of City Council.

IV. Report of the Nominating Committee

Committee Chairman Casey noted the Nominating Committee met on Friday, June 23rd, 5:30 p.m., and wish to offer the following nominations:
Chairman - Barbara McGuinness
Vice Chairman - Michael Casey
Secretary - Allen Yaffe

Commissioner Casey made a motion to approve the nominees. The motion was seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

PUBLIC HEARINGS: **Commissioner Allen Yaffe** read the first portion of the "Opening Comments"

Chairman McGuinness recognized the attendance of Councilmember Linda Tilley (Ward IV) and Ex-Planning Commissioner William Kirchoff.

- A. P.Z. 20 & 21-95 Premier Development Corp. (Windridge Estates);** a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain "NU" Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District and a Planned Environment Unit (PEU) Procedure for a 21.7 acre tract of land located on the south side of Wild Horse Creek Road, approximately 775 feet west of Long Road. (Locator Numbers 18V62-0017 and 18V62-0040). Proposed Use: Single Family Dwellings

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

Mr. Ed Griesedieck (Petitioner's Representative), assisted by Marvin Glore (Pickett Ray and Silver), presented the request.

SPEAKERS IN FAVOR - None

SPEAKERS NEUTRAL:

1. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke on behalf of Citizens for Responsible Growth.

2. Mr. Bill Kirchoff, 17627 Wild Horse Creek Road, Chesterfield, MO 63017, spoke as an individual.
3. Elizabeth Elsaesser, 1144 Deep Forest Drive, Chesterfield, MO 63005-4302.

SPEAKERS IN OPPOSITION:

1. Peter Elsaesser, 1144 Deep Forest Drive, Chesterfield, MO 63005-4302, spoke on behalf of the Trustees of Deep Woods Subdivision.
2. Murray Fishman, 1122 Deep Forest Drive, Chesterfield, MO 63005, spoke as a Trustee of Deep Woods Subdivision.
3. Micaela Kennedy, 1122 Deep Forest Drive, Chesterfield, MO 63005, spoke as an individual.
4. David R. Human, 231 S. Bemiston, 8th Floor, St. Louis, MO 63015, spoke on behalf of Micaela Kennedy and Murray Fishman (Kennedy Farms). He handed out Exhibits to the Planning Commission.

Council Liaison Ed Levinson requested proof of title to the road.

REBUTTAL

Mr. Ed Griesedieck (Petitioner's Representative) responded to questions raised by Planning Commissioners and previous speakers. He noted that Lawyer's Title Company indicates the petitioner owns (fee simple) title to the road. The petitioner owns the underlying ground (Easement Agreement).

Chairman McGuinness requested the petitioner provide this information to Mr. Human and the Planning Department.

Commissioner Yaffe read the next portion of the "Opening Comments," and announced the next public hearing to be heard.

- B. P.Z. 11-95 George Eble/Western Oil; a request for a Conditional Use Permit (C.U.P.) in the "C-2" Shopping District for a 0.5 acre

tract of land located at the southeast corner of the intersection of Olive Boulevard (State Highway 340) and Woods Mill Road (State Highway 141). (Locator Number 16Q33-0838). Proposed Use: Vehicle Service Center.

Toni Hunt, Planner I, gave a slide presentation of the subject site and surrounding area.

Mr. John King, Attorney for the petitioner, presented the request.

SPEAKER IN FAVOR : None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL - Waived

Commissioner Yaffe read the next portion of the "Opening Comments" and introduced the next public hearing.

- C. Update of the City of Chesterfield Comprehensive Plan; proposed revisions per recommendations of the Comprehensive Plan Committee on a policy concerning signage considerations along the I-64/Highway 40 Corridor and State Highways/Roads.

Director Duepner presented the requested amendment.

SPEAKER IN FAVOR : None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL - Waived

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

APPROVAL OF THE MINUTES

A. Approval of Minutes from Meeting of June 12, 1995.

A motion to approve the minutes, subject to a change on page 9, paragraph 4 (*Mr. Allen Grant changed to Mr. Robert Grant*) was made by Commissioner McCarthy seconded by Commissioner Casey and passes by a voice vote of 8 to 0.

PUBLIC COMMENTS:

1. Mr. Larry Loop, 15400 Clover Ridge, Chesterfield, MO 63017, spoke regarding P.Z. 17 & 18-95 Sycamore Development Corporation.
2. Ms. Jennifer Adams, 15404 Clover Ridge Drive, Chesterfield, MO 63017, spoke regarding P.Z. 17 & 18-95 Sycamore Development Corporation.
3. Mr. James T. Selecky, 1942 Squires Way Court, Chesterfield, MO 63017, spoke regarding P.Z. 17 & 18-95 Sycamore Development Corporation.
4. Ms. Micaela Kennedy, 1122 Deep Forest Drive, Chesterfield, MO 63005, spoke regarding P.Z. 20 & 21-95 Premier Development Corporation.
5. Mr. F. J. Miceli, 10843 W. Florissant, St. Louis, MO., spoke regarding P.Z. 17 & 18-95 Sycamore Development Corporation.

OLD BUSINESS - None

NEW BUSINESS

- ### A. P.Z. 16-95 City of Chesterfield Planning Commission; a proposal to amend Section 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance (Revision of Provisions addressing Political Signs).

A motion to hold this proposal was made by Commissioner Casey,

seconded by Commissioner McCarthy and passes by a voice vote of 8 to 0.

Commissioner Bly left the meeting at this time.

- B. P.Z. 17 & 18-95 Sycamore Development Company (Schoettler Ridge); "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District and a Planned Environment Unit (PEU) Procedure; terminus of Squires Way, west of Schoettler Valley Drive.

Toni Hunt, Planner I, read the issues which would be addressed by the Department in its report to the Commission, and noted the Department's recommendation that this matter be held until the meeting of July 24, 1995, and asked if the Planning Commission has items to add to the list for review.

Commissioner Bly returned to the meeting at this time.

Items Added:

1. Determine whether there would be access from Squires Way to Schoettler Road.
2. Departments of Public Works and Planning ensure the residents in the area and Planning Commission know the specific plans for Squires Way Drive.

A motion to hold was made by Commissioner Casey, seconded by Commissioner Broemmer, and passes by a voice vote of 8 to 0.

- C. P.Z. 19-95 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.131, "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; and 1003.145 "C-8" Planned Commercial District

Regulations, relative to specialized private schools and a dormitory or group living facilities.

Director Duepner summarized the report and recommendation of approval, as stated in its report and subject to the following changes to Attachment A:

- 1.(3.1) Group living facilities (dormitories), *in association with a college, university or specialized private school.*
- 2.(1) Cafeterias for employees, *faculty*, students and guests only.

A motion to approve the Department's recommendation, as amended, was made by Commissioner Casey and seconded by Commissioner McCarthy.

Upon a roll call the vote for approval of P.Z. 19-95 City of Chesterfield Planning Commission amendment the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman McGuinness, yes.

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Kennedy Farms; Conditional Use Permit #15 in the "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District Architectural Elevations and Landscape Plan; south of Wild Horse Creek Road at Deep Forest Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee made a motion to approve the Architectural Elevations and Landscape Plan as recommended by the Department. The motion was seconded by Commissioner Casey and passes by a voice vote of 8 to 0.

- B. Lot 5 Chesterton Lane; Resubdivision Plat; north side of Clayton Road at Chesterton Lane.

Commissioner Broemmer, on behalf of the Site Plan Committee made

Commissioner Broemmer, on behalf of the Site Plan Committee made a motion to approve the Resubdivision Plat, as recommended by the Department. The motion was seconded by Commissioner McCarthy and passes by a voice vote of 8 to 0.

- C. P.C. 86-80 Murphy Company (Spirit 40 Park), Lots 3 and 4 - St. Louis County Incubator; "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; west side of Spirit 40 Park Drive, north of Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve P.C. 86-80 Murphy Company. The motion was seconded by Commissioner Casey.

A motion to amend the original motion to indicate that approval was subject to provision of a drainage easement, as well as the requirement that the textured or smooth panel be utilized was made by Commissioner McCarthy, seconded by Commissioner Dalton and passes by a voice vote of 8 to 0.

The original motion for approval, as amended, passes by a voice vote of 8 to 0.

- D. Braefield Subdivision; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Resubdivision Plat of Lots 15 and 20; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee made a motion to approve the Resubdivision Plat, as recommended by the Department. The motion was seconded by Commissioner Casey and passes by a voice vote of 8 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 - No Report**
- E. **Procedures and Planning Committee - No Report**

Chairman McGuinness noted she will appoint the Chairman and members of the various Planning Commission Committees for the coming year. She asked the Commissioners to let her know what committee(s) they would like to serve on.

In addition, Councilmember Alan Politte requested the Commission send a delegate to the Committee which will review/monitor the procedures in conjunction with the Booker Study. Chairman McGuinness noted Mr. Grant has asked to serve on this Committee, therefore, she appointed him to this Committee.

Chairman McGuinness noted the City is setting-up a Committee to study Old Town/Historic District, and has requested two (2) delegates. She noted Mr. Dalton and Ms. McCarthy have agreed to serve.

Chairman McGuinness noted Mr. Bly and Mr. Dalton will serve on the Chesterfield Valley Study Committee, and she will make those appointments next week.

Director Duepner informed the Planning Commission of a policy adopted by the City Council at its meeting of June 19, 1995. This policy is an effort to expediting matters that come forward by the Planning Commission to the City Council. Any item recommended by the Planning Commission with a 3/4's vote of the Commission Members present that evening, with a minimum of five (5) votes, means the item will go directly to the City Council, not go through the Planning and Zoning Committee. The policy also allows for any Councilmember to request that item be referred back to the Planning and Zoning Committee of Council prior to the date of Council action. This policy will go into effect in August, when we resume the regular two (2) meetings per month schedule.

Director Duepner noted there is the potential of a request by Staff for a Site Plan Meeting of the Planning Commission in July, as has been the

policy of the Commission in the past. Five (5) members of the Planning Commission would need to be in attendance to make a quorum.

A Site Plan/Planning Commission Meeting was set for July 10, 1995.

A meeting on August 14, 1995, was requested by Staff for a public hearing on a possible amendment to the "C-8" Planned Commercial District for the Kangaroo Building (i.e., for St. Joseph's Institute for the Deaf). That petition cannot be scheduled/accepted for a public hearing until such time as the City Council acts on the ordinance amendment, since they are filing a request for a use currently not permitted under our Zoning Ordinance. The Department would like a meeting, at which we would need a minimum of five (5) Commissioners for a quorum for a public hearing.

A Planning Commission meeting was set for August 14, 1995, for a possible public hearing.

Chairman McGuinness asked if anyone has a preference for meeting either on the 2nd or 4th Monday for the Site Plan Committee. The Commissioners presently serving indicated they would like to remain as they are now. Chairman McGuinness noted she will just fill-in the empty slots at the next meeting.

Director Duepner reminded the Commission that we will not have another meeting until July 24th. We will not have another meeting at which we would bring up items listed from the public hearing. In addition, if any Commissioners have any items or issues they would like to Department to address in its report, please get in touch with him and Staff will pursue those items in its report.

The meeting adjourned at 9:00 p.m.



Allen Yaffe, Secretary

[MIN6-26.095]