PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 28, 1993

The meeting was called to order at 7:10 p.m.

PRESENT	ABSENT
Mr. Fred Broemmer	Mr. Walter Scruggs
Ms. Mary Brown	
Mr. Dave Dalton	
Ms. Mary Domahidy	
Mr. Bill Kirchoff	
Ms. Pat O'Brien	
Ms. Victoria Sherman	
Chairman McGuinness	
Mr. Douglas R. Beach, City Attorney	
Mayor Jack Leonard	
Councilmember Nancy Greenwood, Ward I	
Mr. Jerry Duepner, Director of Planning	
Mr. Joseph Hanke, Planning Specialist	
Ms. Dorothy Coleman, Secretary	

INVOCATION: - Jerry Duepner, Director of Planning

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness - Recognizes Councilmember Colleen Hilbert, Ward I, as being in attendance.

PUBLIC HEARINGS - None

APPROVAL OF MINUTES

The minutes from the meeting of June 14, 1993, were approved.

PUBLIC COMMENTS - None

Mayor Leonard presented a plaque of appreciation to Mary Domahidy, on behalf of the City of Chesterfield for her dedication, leadership and achievements as Chairman of the Planning Commission from 1991 through 1993.

OLD BUSINESS - None

NEW BUSINESS

A. **P.Z. 11-93 City of Chesterfield Planning Commission** ; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 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 Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Commissioner Kirchoff reported on behalf of the Committee of the Whole on their past meeting regarding the revisions to the Sign Regulations. The Committee has set another meeting date for July 14, 1993, at 7:00 p.m.

Commissioner Domahidy made a motion to hold this item. The motion was seconded by Commissioner Kirchoff and was **approved** by a vote of 8 to 0.

B. **P.Z. 13-93 Wesley and Teresa Byrne**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; north of Kehrs Mill Road at Sycamore Drive; and,

P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corporation and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge); Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District; north of Kehrs Mill Road at Sycamore Drive.

Director Duepner noted that the public hearing was held before the Planning Commission on June 14, 1993. He also noted that a Department report will be submitted to the Planning Commission at its meeting of July 26, 1993.

Director Duepner noted issues that are being evaluated by the Department; 1) the compatibility of the proposed development with surrounding land uses. 2) The impact of the proposed use on drainage patterns and detention

facilities in the area. 3) Access to the development including realignment of existing Sycamore Drive. 4) Retention of existing trees, and pedestrian access from the development to the nearby Kehrs Mill Elementary and Marquette High Schools.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner Kirchoff sought clarification of side yard setbacks as to whether they are "non-standard" or "standard". He asked that the Department note in their report as to what the "standard" side yard setback is for the zoning classification.

- Commissioner Brown raised an issue as to whether the trees on Lots 38 and 39 would be retained. Director Duepner noted that they would be and that such would be noted in the Department's report.

- City Attorney Beach asked if there were any buildings on Lot 38 and 39 of Sycamore Place Subdivision. Director Duepner noted that there are existing buildings.

- Commissioner Sherman asked about the circulation pattern and stub streets.

A motion was made by Chairman McGuinness to **hold** this item and was **passed** by a vote of 8 to 0.

C. **P.C. 120-84 Queatham House Ltd.**; a request to amend Landmark and Preservation Area Procedure (LPA) in "NU" Non-Urban District Ordinance; north side of Olive Boulevard, at Westernmill Drive.

Director Duepner noted that the petitioner (Ms. Betty Brandt) is requesting an amendment to the ordinance to increase the hours of operation. He also presented background information to the Planning Commission.

Director Duepner reported that the property is a 2.3 acre tract of land in a "NU" District. He pointed out that the petitioner is requesting the hours to be extended from 7:00 a.m. until 4:00 p.m. to 7:00 a.m. until 5:00 p.m., until the Olive Boulevard widening and improvements have been completed. After the widening is completed she would request the hours to be extended until 6:00 p.m. It was also pointed out that the petitioner now proposes to utilize Queatham House principally as an antique store, therefore, additional traffic generated during the additional hours of operation should be minimal. The expansion of hours should not apply for a subsequent restaurant use, which is a permitted use by ordinance. Mr. Duepner also noted the Historical Commission had reviewed this request and responded endorsing the expansion of operating hours.

Commissioner Domahidy made a motion to amend Ordinance #742 Section 7 Parts a and b as recommended by the Planning Department. The motion was seconded by Commissioner Kirchoff.

Upon roll call the vote was as follows: Mr. Broemmer, yes; Ms. Brown, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Ms. O'Brien, yes; Ms. Sherman, yes; Chairman McGuinness, yes.

The motion was passed by a vote of 8 to 0.

D. Memorandum from the Director of Planning concerning City Council Resolution #134.

Director Duepner presented this matter and noted that the resolution states the intent of the City Council to request that Planning Commission amend the zoning ordinance to allow awnings to contain a logo or name of a business in conjunction with other business signs. He also noted that this matter should be reviewed in conjunction with current consideration of P.Z. 11-93 by the Planning Commission.

Chairman McGuinness stated that she will **refer this to the Committee of the Whole to be taken up at the July 14 meeting at 7:00 p.m.**

E. Letters to Mayor and City Council from Planning Commission.

Letter #1 refers to the Council decision to hire an outside consultant to revise the zoning and subdivision ordinances.

Chairman McGuinness stated it would be a good idea to let the Council know in writing that the Planning Commission would like to participate in the revision process.

Commissioner Kirchoff made a motion to forward Letter #1 to the City Council and was seconded by Commissioner Brown.

The motion was **passed** by a vote of 8 to 0.

Letter #2 deals with the City Council retreat and the desire to improve the Planning Commission's relationship with the City Council. Chairman McGuinness believes that it would be useful for the Mayor and Councilmembers to meet with the Planning Commission and Staff to discuss items of mutual concern.

Commissioner Sherman made a motion to approve Letter #2 to the City Council and was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- Chairman McGuinness noted that a meeting date would be determined at a later date.

  Commissioner Domahidy suggested the Planning Commission work with the Planning and Zoning Committee in formulating a joint agenda.

  The motion **passed** by a vote of 8 to 0.

Add on #1

- Chairman McGuinness would like to discuss committee assignments at the July 12, 1993, Strategic Planning meeting of the Planning Commission. She would also like to have discussion on goals and objectives for the next 12 months at that session.

  Commissioner Domahidy made a motion to waive the requirement for appointment of Committee Chairs and committees and was seconded by Commissioner Dalton.

  The motion was **passed** by a vote of 8 to 0.

- Commissioner Sherman asked for clarification from Chair concerning this meeting.

  Chairman McGuinness stated that there should be discussion about the individual committees and the status and goals for the different committee's in the next 12 months.

Site Plans, Building Elevations and Signs

A. **P.Z. 2-93 Greater Missouri Builders Inc. (Braefield, formerly Chesterfield Gardens)**; Planned Environment Unit Procedure (PEU) in "R-4" Residence District Site Development Plan, Architectural Elevations and Landscape Plan; Olive Boulevard between East Drive and West Drive.

   Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, as recommended by the Department, with the following caveats with respect to the Landscape Plan:

   1. There should be established evergreen hedges between retaining walls and the property line along Olive Boulevard, such hedge subject to approval by the Department of Planning.

   2. The petitioner should make an attempt to provide landscaping in the area which is presently Olive Street Road right-of-way, the embankment located approximately behind building 74-77.

3. The white pines which are planned for the area adjacent to building 54 and 55, be a minimum of ten (10) foot in height and that a Landscape Maintenance Bond be established for two (2) years after planting.

The motion was seconded by Commissioner Brown and **passed** by a vote of 8 to 0.

B. **P.C. 202-86 Thomas A. Stern (Woodchase Plaza)**; "C-8" Planned Commercial District Free-Standing Business Sign; north side of Olive Boulevard, east of Woods Mill Road (Highway 141).

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, as recommended by the Department for the proposed 98.9 square foot business sign 16.5 feet in height with the provision of landscaping in the form of low-lying bushes and annuals to be reviewed and approved by the Department, the lettering on said sign is to be six (6) inch minimum height. The motion was seconded by Commissioner O'Brien and **passed** by a vote of 8 to 0.

C. **Sachs Properties (Chesterfield Village)**; "C-8" Planned Commercial District Project Information Sign; northwest corner of the intersection of Clarkson Road and U.S. Highway 40.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, as recommended by the Department for the relocated project information sign for Chesterfield Village with an outline are of 100 square feet per face and a height not to exceed twelve (12) feet above the existing grade at the base of the sign and for approval of the landscaping as proposed. The motion was seconded by Commissioner Domahidy and **passed** by a vote of 8 to 0.

Director Duepner requested that the entire Planning Commission meet for a Site Plan Meeting on July 12 at 6:00 p.m., because of the lengthy public hearing anticipated on July 26.

Committee Reports

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

The next meeting is scheduled at 5:00 p.m. on the July 15. The Committee is beginning to work on landscaping with respect to institution applications. The Committee has wrapped up the guidelines for the Valley except for

permanent roadways, which are subject to the standard commercial landscape plans. The guidelines for the Valley will be sent out to Chamber of Commerce, Civic Progress, etc. for feedback and will be reported to the Planning Commission.

D. Comprehensive Plan Committee - No report
E. Procedures Committee - No report

Commissioner Sherman made note about arranging a social gathering for the Planning Commission and City Council members at her home on August 21.

Director Duepner made a note that the next meeting would be on July 12 at City Hall and the next regularly scheduled meeting would be July 26 at the YMCA.

The meeting adjourned at 8:10 p.m.

Walter Scruggs, Secretary

[minutes.j28]