

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 10, 1989

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

PRESENT

ABSENT

- | | |
|---|----------------------|
| Chairman Barbara McGuinness | Mr. William Kirchoff |
| Mr. Edward Bidzinski | Mr. Douglas R. Beach |
| Ms. Mary Brown | |
| Mr. Charles Bryant | |
| Ms. Kimberly Burnett | |
| Ms. Mary Domahidy | |
| Mr. Les Golub | |
| Dr. Alan Politte | |
| Mr. Dick Hrabko, Councilman | |
| Mr. Jerry Duepner, Director of Planning/Economic Development | |
| Ms. Anna Kleiner, Planning Specialist | |
| Ms. Sandra Lohman, Executive Secretary Department of Planning | |

INVOCATION: The Reverend Gregory Mickesch of Ascension Catholic Church.

PLEDGE OF ALLEGIANCE: Dr. Alan Politte

Chairman McGuinness welcomed Dr. Alan Politte to the Commission.

Chairman McGuinness made the following Committee assignments:

Comprehensive Plan

- Mary Domahidy, Chairman
- Ed Bidzinski
- Mary Brown
- Dick Hrabko
- Bill Kirchoff
- Barbara McGuinness
- Phil Schreiber

Architectural Review

Mary Domahidy, Chairman
Les Golub
Bill Kirchoff
Barbara McGuinness
(Other Commission Members as Interested)

Ordinance Review

Chuck Bryant, Chairman
Mary Brown
Kim Burnett
Les Golub
Barbara McGuinness
Alan Politte

Site Plan

Bill Kirchoff, Chairman
Ed Bidzinski
Mary Brown
Barbara McGuinness
(Other Commission Members as Interested)

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

- A. P.Z. 22-89 Cinton Development, Inc.; a request for an Amended Planned Environment Unit in the "R-2" 15,000 square foot Residence District and the "R-3" 10,000 square foot Residence District for a 15.6 acre tract of land; north side of Olive Boulevard, west of Western Mill Road. The proposed use is single-family residential.

Mr. Kevin Borgard (Volz Engineering & Surveying, Inc.) spoke on behalf of the petitioner. He stated that this project is presently being developed as Spyglass Summit, and the request is to amend the PEU to allow unattached, single-family residences. The County, in 1986, approved this site for 50 multiple-family buildings. The existing multiple-residence structures range in price from \$260,000 to \$350,000, and the proposed single-family, unattached, structures would be a minimum price of \$370,000. He further stated that the developer has established a Bond guaranteeing no erosion damage to the Nicklin's property.

Commission members inquired as to stormwater control, erosion control, and contact with existing residents regarding input.

SPEAKERS IN OPPOSITION

1. Ms. Pat Long, 663 Spyglass Summit, spoke as representative of current owners of Spyglass Manor.
2. Mr. Donald U. Beimdiek, One Metropolitan Square, St. Louis, MO 63102-2740, spoke on behalf of Mr. & Mrs. William B. Nicklin.

REBUTTAL

Mr. Borgard stated that the swimming pool could be moved back to lot 1, as the current residents are requesting. He also stated that the proposed single-family residents would be responsible for exterior maintenance of their homes; however, they would pay dues into the association, which would cover the maintenance of the swimming pool, common grounds, etc. The townhouse concept would be retained in the Indentures.

Mr. Beach asked whether the minimum size would be consistent with existing development.

Mr. Borgard stated that the minimum size for the proposed homes would remain at 2400 square feet (the current limit). The petitioner would work with the City of Chesterfield Department of Public Works, and all other entities to ensure that the stormwater requirements are met.

Chairman McGuinness asked whether the petitioner would be willing to work with the existing residents regarding placement of six (6) of the proposed single-family homes.

Mr. Borgard stated that the petitioner would be willing to meet with the current residents and discuss the placement.

A shown of hands indicated four (4) in favor and fifteen (15) against.

- B. P.Z. 23-89 Long Road Realty Venture, Inc.; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District and an Amended "C-8" Planned District for a 0.4 acre tract of land and a 1.5 acre tract of land, respectively; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road. Proposed uses are all "C-2" and "C-3" Commercial District uses.

Mr. Denis St. John, Cepi Management Company, spoke as the petitioner. He stated that the request was to expand the existing shopping center (9600 square feet) to the area on the south which presently houses Wilson Real Estate. He stated the existing structures on the proposed site would be eliminated and replaced with a retail structure consisting of about 4200 square feet. Total parking spaces would be increased to 73. He also stated that the present internal traffic circulation problem would be alleviated, and that the project would comply with requirements stated in comments received from the St. Louis County Department of Highways and Traffic, Missouri Highway

and Transportation Department, Metropolitan Sewer District and the City of Chesterfield.

Ms. Domahidy asked whether the curb cut has been approved.

Mr. St. John stated that the curb cut is referred to as an interim curb cut, because the Highway Department intends to widen the road along the line, and roadway dedications will be necessary in the future. There is an existing curb cut which was approved by St. Louis County for the existing facility approximately 16 months ago. The Highway Department submitted minimum distance requirements.

Ms. Domahidy asked what the proposed uses would be.

Mr. St. John stated that they would be all uses allowed in "C-2" and "C-3" Districts. The concept of the plan is to develop a convenience center. Tenants such as a florist, card shop, carry-out restaurants, etc. would be considered. The intent is to allow for business that would provide for frequent traffic.

Mr. Golub asked how many parking spaces exist.

Mr St. John stated there are presently 45, and 28 will be added.

Mr. Beach asked why the structures would not be tied together.

Mr. St. John stated that joining the structures would impact stormwater runoff.

Ms. Brown asked whether he would add landscaping along with the additional parking spaces and buildings.

Mr. St. John stated that he would add more landscaping, as required.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

A show of hands indicated six (6) in favor and zero (0) against.

APPROVAL OF THE MINUTES

The Minutes from the Meeting of June 26, 1989 were approved, with correction noted.

COMMITTEE REPORTS

Comprehensive Plan Committee

Ms. Domahidy stated the Comprehensive Planning Committee will meet on July 18th with the consultant (Development Strategies), and the next Planning Commission Meeting on July 24th will be the meeting at which the policy statements of the Plan will be discussed.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 17 and 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 Planned Environment Unit in the "R-1A" 22,000 square foot Residence District for a 15.67 acre tract of land; west side of Schoettler Road at Westerly Drive.

Mr. Duepner presented the request and the Department's recommendation of approval with conditions stated in the Department's report, and subject to meeting the requirements, as noted in the comments submitted by the Department of Public Works.

The Commission expressed the following concerns/questions:

- o an Environmental Impact Study;
- o dedication of right-of-way (Resolution #49);
- o detailed stormwater study;
- o downstream velocity of stormwater at peak discharge time;
- o loss of existing trees and emergency vehicle access;
- o stub street to the southwest;
- o stormwater projection regarding undeveloped northwest corner of Clayton/Schoettler;
- o lot sizes;
- o buffer between Georgetown and development;
- o "R-1A" instead of "PEU" or "R-1A" with "PEU."

A motion was made by Ms. Brown to hold to allow for the provision of a landscape buffer between Georgetown and the development, provision of larger lots which would abut Georgetown, a buffer along the southern boundary, preservation of existing trees, submittal of revised side development plan which depicts increased lot sizes along Schoettler to 35,000 square feet, stormwater runoff reduced by a minimum of 25%, and the addition of a stub street showing a connection with the YMCA property. The motion was seconded by Ms. Domahidy. 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. Golub, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

(The Commission took a ten minute recess at this time.)

- B. P.Z. 19 and 20-89 Gerald Kerr Homes Corporation; a request for a change of zoning from "R-1" one acre Residence District to "R-2" 15,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for a 10.475 acre tract of land; north side of Clayton Road, approximately 200 feet west of Claymont Estates Drive.

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

Discussion by the Commission brought forth concerns/questions regarding loss of existing trees, a possible siltation bond, and review of a landscape plan prior to site preparation and development.

A motion was made by Mr. Bryant to approve the request with the following conditions: prior to any land clearing, a landscape plan be submitted to the Planning Commission depicting existing trees of at least 10 inch caliper, and those to be retained; section 5(a) of Attachment B regarding requirement of Siltation Bond be amended; and section 4 of Attachment B regarding a 50 foot minimum right-of-way be amended. The motion was seconded by Mr. Golub. 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. Golub, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

(Councilman Hrabko left the meeting at this time.)

- C. 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; north side of Chesterfield Airport Road, approximately 800 feet west of Chesterfield Village Parkway. POSTPONED
- D. P.Z. 14-89 R. J. Barry Construction; a PEU in "R-2" 15,000 square foot Residence District; Ordinance Amendment request; north side of Clayton Road, west of Schoettler Road.

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

A motion to approve was made by Mr. Bryant and seconded by Ms. Domahidy. 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. Golub, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a 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 presented the elevation for Drew Station and the report of the Architectural Review Committee.

The Committee had recommended the following as conditions for approval of the retail building:

1. The north and west elevations of the retail building shall be brick, and the south and east elevations may be a concrete block, with the appearance of brick, and matching the color of brick used on the north and west elevations.

2. No sign lettering shall exceed a maximum of thirty (30) inches in height. Anchor stores may retain a logo. Signage on the Terra Cotta area shall have a light color lettering, and dark lettering shall be utilized on the sign band.
3. Concrete tile in a grey/green range, with a generally flat surface shall be utilized as roofing material.

A motion was made by Ms. Brown to approve the elevation, subject to the conditions set forth in the Architectural Review Committee Meeting, and was seconded by Mr. Golub. The motion passed by a voice vote of 8-0.

Mr. Duepner presented the elevation for the financial institution building (Savings of America), and the report of the Architectural Review Committee.

The Committee had recommended the following as conditions for approval:

1. Elevation shall be the polished granite wainscot with a glass-reinforced concrete accent band, topped by 4' x 4' white Travertine marble sections, topped by glass-reinforced concrete cornice.
2. Granite shall be utilized at the base of drive-thru section, as well as accent around the doorways.
3. Extended entrance-ways shall also have the combination granite/marble elevation.
4. No mosaic be approved for the building elevation. This item must be submitted to the Planning Commission for its review and approval at a future date, if to be proposed.

A motion to approve the elevation, as recommended by the Committee, was made by Ms. Domahidy and seconded by Mr. Golub. The motion passed by a voice vote of 8-0.

- B. P.Z. 12-89 Taylor-Morley-Simon; Planned Environment Unit in "R-2" Residence District amended Site Development Plan and building elevations; west side of Schoettler Road, north of Highcroft Drive.

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

A motion was made to approve the plan was made by Ms. Domahidy and seconded by Ms. Brown. The motion was amended to include:

1. An amended landscape plan be submitted for review, prior to removal of any existing trees.

2. The amended landscape plan shall depict all existing trees of at least 10 inches in caliper, as well as any new landscaping proposed

The motion passed by a voice vote of 8-0.

- C. P.C. 87-83 Chesterfield Village (Hilltown Center); Free-standing business sign; north side of Olive Boulevard, west of West Drive.

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

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

- D. Spirit Airpark (Liebe Athletic Lettering); "M-3" Planned Industrial District Amended Site Development Plan and building elevations; east side of Goddard Avenue, north of Edison.

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

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

- E. Stonebriar Plat 1; Subdivision Record Plat; north side of Kehrs Mill Road, east of Clarkson Road.

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

A motion to approve the plat was made by Mr. Golub and seconded by Ms. Domahidy. The motion passed by a voice vote of 8-0.

- F. P.C. 1-85 Rudy Stinnett and Bob Thieman (Corporate Plaza); "C-8" District amended Site Development Plan and building elevations; south side of South Outer Forty, east of Yarmouth Drive.

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

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

- G. Chesterfield Estates; Subdivision Record Plat; south side of Wild Horse Creek Road, between Wilson and Kehrs Mill Road.

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

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

H. Wellington Estates; Subdivision Promotion Sign; north side of Clayton Road, west of Schoettler Road.

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

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

The meeting adjourned at 9:45 p.m.

Mr. Charles Bryant - Secretary