

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD AT
THE CHESTERFIELD CITY HALL, JULY 11, 1988

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

A roll call was taken with the following results:

PRESENT

Chairman, Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Mary Domahidy
Mr. William Kirchoff
Mr. Lester Golub
Ms. Kimberly Burnett
Dr. Claudius Pritchard
City Attorney, Doug Beach

ABSENT

None

The Pledge of Allegiance was given by Ms. Betty Hathaway.

Rev. Collar from Bonhomme Presbyterian Church led the Planning Commission in prayer.

The minutes of the regular meeting of June 27, 1988, were not approved and will be read at the August 8, 1988 meeting.

OLD BUSINESS

Pacland Place - First Addition -

Mr. John Baggs will meet with an engineer from Mr. Dick Daykin's office on Tuesday, July 12, to discuss a warning sign on Kehr's Mill Road. It was asked that Mr. Baggs submit the information in writing to the Commission.

Committee Reports

Historic Preservation - Ms. Kim Burnett reported that she had just received the plans on the cemetery site (trailer park). After reviewing these plans, she will be calling a Committee meeting.

Comprehensive Use Plan - Ms. Mary Domahidy reported that her Committee had met Thursday evening with all members present. They reviewed the sources of authority in relation to their work in developing the plan for Chesterfield and then reviewed the deci-

sion making structure. This Committee will be working with the Department of Planning, Planning Commission, City Council, residents and other interests in the community in developing this Plan. A mission statement has been drafted to send out with the request for proposals. They agreed to work with a consultant, have developed a list of firms and have placed a notice in the St. Louis Customian.

NEW BUSINESS

Update on July 25 Public Meeting (7:00 p.m.) - The ad had been placed in the St. Louis Post-Dispatch on Friday, July 8, which meets the advertising deadline. Four projects are on the agenda - Arthur J. DeShetler (P.C. 1); Borman Development Company (zoning change and plan environment unit in tandem); Fischer and Frichtel (P.C. 4 and 5 zoning change and planned environmental unit in tandem); and Toys "R" Us, Inc.

Traffic Generation Assessment Fees - Mr. Ed Bidzinski raised the question on what a rate would be for a single family dwelling driveway. Mr. John Baggs responded that a single family dwelling would require 1-1/2 parking spaces as a minimum required by ordinance.

Billboard Ordinance Adopted by City Council - Mr. Doug Beach reported that a billboard sign was erected by the Boatman's Bank on the Chesterfield Village Parkway by Phillips 66. The sign was approved and the building permit was granted by St. Louis County Public Works. City Council wants to take a look at a way to protect and control, if possible, the erection of billboard signs. A new ordinance was passed on July 5 to amend the building code of the City of Chesterfield. The Planning Commission will consider whether the outdoor advertising creates visual clutter, diminishes the aesthetics of the streets/highways, distracts pedestrians/motorists or creates hazards, etc. Any sign larger than 4 feet by 8 feet must receive a building permit from St. Louis County Public Works Department or City of Chesterfield's Public Works Department, and would then go before this Planning Commission for approval.

SITE PLANS

West County YMCA - A motion was made by Mr. Ed Bidziski, "Whereas the Commission has reviewed and finds the West County YMCA Site Development Plan to be in compliance with the previously established St. Louis County Conditional Use Permit No. 564, I move that the Commission extend to the City Council a recommendation for approval of said plan; and that the Council direct the Developer to continue to develop the West County YMCA facilities in accordance with said Conditional Use Permit." The motion was seconded by Bill Kirchoff. A roll call vote was taken with the

following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Abstain - Fritchard. The motion was declared passed.

Gumbo 40 Partnership - A motion was made by Mr. Ed Bidzinski, "Whereas the Planning Commission has reviewed the plat titled 'A Resubdivision of Lot 1 of The Resubdivision of Lot 1 of Chesterfield Industrial Park' according to the Lot Split Procedure of the Subdivision Ordinance and find the plat to be in compliance with said procedure, I move that the Planning Commission forward to the City Council a recommendation for approval; and ask the Council to direct the Developer to record the plat subsequent to their approval." The motion was seconded by Mr. William Kirchoff. A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett, Fritchard. Nays - None. The motion was declared passed.

St. Louis County Correctional Institution - Mr. John Baggs recommended that the City Council be made aware of plans to place a sanitary sewer change. Over 880 feet of new sewer line is going to need construction in the area and there could be questions. It will be made an item of the City Council's Agenda.

OTHER

Commissioner McGuinness and Commissioner Bidzinski have been appointed to the Annexation Committee by Mayor Steinbach which is chaired by Councilmember Bute and they have agreed to serve. Their first meeting is August 4 and there is an open meeting August 10.

In discussions with the Site Plan Review Committee, it was decided that it would be a good idea if this Planning Commission had a sub-committee that could serve as an Architectural Review Committee along with the Site Plan Review Committee.

A motion was made by Mr. Claudius Pritchard, seconded by Ms. Kim Burnett to appoint an Architectural Review Sub-Committee to serve in conjunction with the Site Plan Review Committee. A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett, Pritchard. Nays - None. The motion was declared passed.

Chairman, Barbara McGuinness stated that the Ordinance Review Committee, now serving the Planning Commission, will also serve as the Architectural Review Sub-Committee. The members include: Mr. Chuck Bryant, Chairman; Ms. Mary Brown; Mr. Les Golub; and Dr. Claudius Pritchard.

Satellite Dishes/Disks - Discussion was held on a policy that will follow:

(1) A satellite dish/disk should be an accessory use, as long as it is not prohibited in the actual C-8 in which the site is located, with these stipulations: (a) letter submitted for the City's records that the dish would be purely for the use of the user in which it is assigned, i.e., office buildings for use to their home office, but not to subcontract; (b) condition that any work top equipment must be screened properly, i.e., screened if the dish is on the top of a roof; (c) a dish on a residential property is considered a structure and would have to meet the set-back requirements as any other structure, i.e., residence or garage; (d) would like to use the same policy that St. Louis County uses.

A motion was made by Mr. Bill Kirchoff and seconded by Ms. Mary Domahidy to permit use of a satellite in compliance with St. Louis County requirements on an interim basis until they can be researched and formally adopted.

There was discussion by a resident as to whether this Motion would effect the individual homeowner. It was related that it would only affect the homeowner in relation to his/her set-back requirements. Mr. Les Golub discussed whether this would be part of the Planning Commission Review. Ms. Kim Burnett suggested the Commission research the St. Louis County policy to be sure it did not contain hidden stricter standards.

A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bidzinski, Fritchard, Domahidy, Bryant. Nays - Golub, Brown, Burnett. The motion was declared passed.

Ms. Kim Burnett asked that the Ordinance Review Committee examine the City Ordinance on satellite dishes/disks and make its recommendation as to whether St. Louis County's requirements are suitable for Chesterfield.

Ms. Betty Hathaway requested that notification of Public Hearings and other events that are coming up concerning Planning and Zoning and its Commission be mailed to concerned citizens if they are willing to send in a self-addressed envelope. Information would include a sketch of the property in question, legal description, etc.

A motion was made by Ms. Mary Domahidy, seconded by Ms. Kim Burnett to have JRB/Flagg notify residents of Public Hearings if they so request. All were in favor, no opposed.

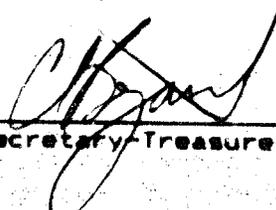
Discussion was made on the making of the map to be made available to interested citizens and the possible expense involved. The notification will be sent out with the exception of a map.

Ms. Betty Hathaway also expressed concern about the signs that are increasing on Olive Street Road. Although the signs are within the realm of the new ordinance, they are numerous and cluttering.

Resident Gary Byers of Baxter Lane brought to the attention of the Planning Commission the six acre lake at the east end of his subdivision. It is in the process of being drained, has dead fish in it and a noxious odor. City Councilmember Jade Bute and City Councilmember Bob Frank will be consulted relative to this problem.

ADJOURNMENT

A motion was made to adjourn by Ms. Mary Domahidy, seconded by Ms. Kim Burnett that the meeting be adjourned. The meeting was adjourned at 8:18 p.m.



Secretary-Treasurer