V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 24, 1989

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

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

INVOCATION: Director Jerry Duepner, Department of Planning/Economic Development.

PLEDGE OF ALLEGIANCE: Mr. Tom Maddox

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

A. P.Z. 24-89 Stonebriar Development Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a .3 acre tract of land located approximately 500 feet east of the intersection of Clarkson and Kehrs Mill Roads.

B. P.Z. 25-89 Stonebriar Development Corporation; a request for a Planned Environment Unit and 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 69.7 acre tract of land located approximately 200 feet east of the intersection of Clarkson and Kehrs Mill Roads. The proposed use is single-family residential.

Mr. Fred Bruning, Officer of Stonebriar Development Corporation, spoke on behalf of the request for a change of zoning and amending of the existing final development plan to allow one (1) additional lot (bringing the total number of lots to 143). He noted that the current zoning would allow 177 lots.

No comments were made by the Commission.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

A show of hands indicated 11 in favor and 0 opposed.

APPROVAL OF THE MINUTES

The Minutes from the Meeting of July 10, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Chairman McGuinness read a statement prepared by Commissioner Domahidy concerning the Policy and Issue Statements for the Comprehensive Plan.

Director Jerry Duepner presented an overview of the Draft Issue Statements and Policies of the Chesterfield Comprehensive Plan (report was given to each Commission Member). He stated that the issue statements and policies were based on the results of the workshops that were held in May and June with the members of the Citizen's Advisory Committee, and written responses submitted later by the members of the Citizen's Advisory Committee. He further stated that the document before the Commission reflects those changes from the original policies and issues that were presented at the workshops. He pointed out that italicized sections in the report represent changes that were derived from issue statements and polices presented at the workshops. He stated that, as Chairman McGuinness had indicated earlier, the Comprehensive Planning Committee met last week, and recommended some changes in the issue and policy statements, which he would go over and review with the Commission.

Discussion on the report followed. Revisions were recommended for the following: Page 6 (1.2.5); Page 16 (2.2.3); and Page 40 paragraph 1.

Director Duepner stated that the policy statements may be revised at a later date, as a result of the preparation of land use and circulation maps.

A motion to approve the report was made by Ms. Burnett and seconded by Mr. Golub. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, no; Ms. Burnett, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 6-2.

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.

Director Duepner stated that representatives of this Department and the Department of Public Works met on July 17, 1989 with the petitioner and his representative, to discuss the concerns expressed by the Commission at its meeting on July 10, 1989. Director Duepner stated that the petitioner determined that he would be unable to respond completely to the Commission's concerns at the July 24th meeting, and requests that the matter be held until the August 14th meeting.

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

B. 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.

Director Duepner stated that, in keeping with Planning Commission policy, no report will be presented to the Planning Commission on this petition until the meeting of August 14th. The Department recommended a hold on the petition.

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

C. 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.

Director Duepner stated that, in keeping with Planning Commission policy, no report will be presented to the Planning Commission on this petition until the meeting of August 14th. The Department recommended a hold on the petition.

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

Site Plans, Building Elevations, and Signs

A. P.C. 1-88 DeShetler, Inc.; "C-8" Planned Commercial District building elevations; west side of Olive Boulevard, south of Chesterfield Village Parkway.

Director Duepner stated that this item was placed on the agenda in anticipation that the site plan would be ready for review and approval. However, there are still some engineering aspects that need to be addressed and, therefore, the Department is taking this item off of the agenda for tonight.

No Action was taken on this item.

B. P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church); Amended Planned Environment Unit in "R-6A" District building elevations; southeast corner of Clarkson and Baxter Roads.

Mr. Duepner presented the request and the Department's recommendation of approval, with the provision that no structure would be allowed to exceed sixty (60) feet in overall height.

A motion to approve the request, with the stipulation that the overall height of the steeple be limited to sixty (60) feet, was made by Mr. Bryant and seconded by Mr. Kirchoff. The motion passed by a voice vote of 8-0.

C. Howard Price Turf Equipment (Spirit Airpark) "M-3" District Amended Site Development Plan; north side of Edison Avenue.

Ms. Kleiner presented the request and the Department's recommendation of approval.

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

The meeting adjourned at 7:45 p.m.

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Mr. Charles Bryant - Secretary