

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
July 24, 2000**

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

**I. PRESENT**

**ABSENT**

Mr. David Banks  
Mr. Mike Kodner  
Mr. Dan Layton, Jr.  
Ms. Stephanie Macaluso  
Ms. Rachel Nolen  
Mr. Jerry Right  
Ms. Victoria Sherman  
Mr. B. G. Wardlaw  
Chairman Fred Broemmer  
Mayor Nancy Greenwood  
Mr. Doug Beach, City Attorney  
Ms. Mary Brown, Council Liaison  
Mr. John Nations, Council Liaison  
Ms. Teresa Price, Director of Planning  
Ms. Laura Griggs-McElhanon, Assistant Director of Planning  
Mr. Tom Blanchard, Project Planner  
Mr. Matt Brandmeyer, Project Planner  
Mr. Paul DeLuca, Project Planner  
Mr. John Wagner, Project Planner  
Ms. Kathy Lone, Executive Secretary/Planning Assistant

**II. INVOCATION: Commissioner Wardlaw**

**III. PLEDGE OF ALLEGIANCE: All**

Chairman Broemmer recognized the attendance of Mayor Nancy Greenwood, Councilmember Charles Scheidt (Ward IV) and Council Liaison Mary Brown (Ward IV).

**IV. PUBLIC HEARINGS:**

Commissioner Nolen read the first portion of the Opening Comments.

- A. **P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company;** a request for a change of zoning from an “NU” Non-Urban District to “PC” Planned Commercial District for 0.4 acres of land located on the west side of Long Road, south of Chesterfield Airport Road. (Locator Number 17U140043).  
Proposed use:  
Sit down restaurant with pick-up window.

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

1. Mr. Jack H. Tyrer, 7730 Carondelet Avenue, Clayton, MO 63105, architect for P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company, stated that:

- Subject site is 76 feet wide and approximately 276 feet long;
- Property is zoned commercial and subject site would be zoned ‘PC’ Planned Commercial;
- Subject site is .4 of an acre;
- Use would be for pizza sales;
- There will be a cross easement access to the site; no additional access is proposed;
- There will be sufficient parking for six (6) employees and seating for 56. There will be 23 parking spaces. Delivery vehicles are included in the parking space numbers;
- Customers going into the restaurant would have to walk across the drive in front of the drive-through traffic.

2. Mr. Charles Hennemeyer, SBS Properties, 8011 Clayton Road, St. Louis, MO 63117, petitioner for P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company;

- Stated that he was present to answer questions.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL – None

REBUTTAL - None

Chairman Broemmer stated that this petition would go before the Architectural Review Board (ARB) for review of compatibility with the surroundings and building materials.

**Commissioner Nolen read the middle portion of the Opening Comments.**

- B. **P.Z. 28-2000 Simon Development & Harold P. Greuling**; a request for a change of zoning from an “NU” Non-Urban District to an “E-3” Estate One Half Acre Residence District for 10.9 acres of land located northwest of Wildhorse Creek Road and northeast of Woodcliffe Drive and Hipoint Road. (Locator Numbers: 18T420040, 18T420831, 18T510053, 18T510130, 18T510031 and 18T510064)  
Proposed use:  
Single Family Homes.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 28-2000 Simon Development & Harold P. Greuling, stated the following:

- Rezoning from ‘NU’ Non-Urban to ‘E-3’ Estate One Half Acre Residence District;
- Proposed development would be known as Appaloosa Way with 15 lots;
- Co-petitioner, Harold P. Greuling, lives in an existing home on the proposed site, which is classified as a legal non-conforming use. Previous discussions proposed that Mr. Greuling’s property would be designated as lot 15 and be incorporated into the subdivision. Mr. Greuling will have no way to access the proposed subdivision streets but would have a separate access;
- Mr. Greuling will be provided sanitary. It is not known if Mr. Greuling would be subject to any parts of the indentures that the remaining lots in the subdivision would be subject to;
- Proposed site is 10.9 acres;
- Homes would be in the price range of \$600,000;
- Some of the concerns of the neighboring residents were: appearance of the rear of the homes and the amount of grading on the periphery;
- No trees will be removed on the periphery of the property;
- Many of the trees could be moved and reused;
- There will be two (2) streets that will be 26 feet wide and public. There will be a 40-foot right-of-way;
- Detention basin is located at the lowest part of the property. It is the natural flow of the water towards the detention basin. MSD has granted conceptual approval. Sterling Engineers has reviewed the detention requirements and determined that the detention basin could be built in such a way that it will comply with MSD and City requirements;
- There may be a meandering sidewalk along Wild Horse Creek Road to save trees and possibly connect it to the school if the adjoining land owner gives permission so there could be a continuous sidewalk;
- Sidewalks are being proposed internally.

2. Mr. Barry Simon, 1215 Fern Ridge Parkway, St. Louis, MO 63141, petitioner for P.Z. 28-2000 Simon Development & Harold P. Greuling, stated the following:

- Presented a hand-out to the Commission showing other Simon developments;
- Average home price will be approximately \$650,000;
- Present to answer questions.

Commissioner Layton asked that the developer find a way to have a meandering sidewalk in order to save the trees.

Chairman Broemmer expressed concern for the children from the school coming onto the property during construction.

Mr. Doster stated that the tree line would remain. Mr. Doster stated that normal precautions would be taken during construction. Mr. Doster stated that the detention would be dry and would be under the Indenture Maintenance of the subdivision to be cleaned up.

Commissioner Macaluso suggested that the homes have a larger side lot setback and that perhaps the homes could be deeper instead of wider.

Councilmember Brown asked if the petitioner had considered access to the school at the rear of the property.

Mr. Doster stated that it had not been considered at this time but would be reviewed.

#### SPEAKERS IN FAVOR -

3. Mr. Don Bowers, engineer, representing Mr. and Mrs. Brueggeman, 16713 Wild Horse Creek Road, Chesterfield, MO 63005, speaking in favor of P.Z. 28-2000 Simon Development & Harold P. Greuling;

- Speaker presented a hand-out to the Commission;
- Speaker is a member of the Public Works Citizens Advisory Committee;
- Speaker stated that Mr. and Mrs. Brueggeman have no objection to this petition but there are serious problems with the storm water;
- Mr. and Mrs. Brueggeman are concerned about additional water on their property;
- Speaker asked that a senior engineer from the Department of Public Works visit the site and meet with the homeowner and speaker;
- Speaker asked that the engineer provide storm water calculations that will be submitted to the Department of Public Works, review preliminary grading drawings, consider moving the basin further north and see what the covenant and restrictions are for the trustees;
- Speaker stated that many basins are not properly cared for by the trustees after the development is complete;
- Speaker stated that Mr. and Mrs. Brueggeman are open to the consideration of a sidewalk on their property.

4. Ms. Leasa Machamer, 233 Hi Point Road, Chesterfield, MO 63005, speaking in favor of P.Z. 28-2000 Simon Development & Harold P. Greuling;

- Speaker expressed concern about saving the trees;
- Speaker expressed concern that lighting from this proposed development may be too bright.

Commissioner Layton, who resides in the Hi Point Subdivision, expressed concern about root damage to the trees during construction of the proposed development.

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL - None

REBUTTAL – None

Chairman Broemmer stated that this project would not go the Architectural Review Board at this time.

Commissioner Nolen read the closing portion of the “Opening Comments.”

## V. APPROVAL OF MEETING MINUTES

Commissioner Banks made a motion **to approve** the July 10, Meeting Minutes, as corrected. The motion was seconded by Commissioner Kodner **and passes by a voice vote of 9 to 0.**

## VI. PUBLIC COMMENT

1. Mr. Michael Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Speaker stated that a letter dated July 14, 2000 from Mr. Doster to Staff addressed many of the issues;
  - Speaker stated that a lighting plan would be submitted.
2. Mr. Stewart MacGregor, 14762 Pulmas Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Speaker presented renderings to the Commission showing the proposed development from several directions;
  - Speaker stated that the site plan has changed to accommodate some of the comments from Staff and the County.
3. Ms. Karyn Griffin, 16657 Chesterfield Manor Drive, Chesterfield, MO 63017, speaking neutral to P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Speaker stated that she still has reservations about the overall operation and whether vehicle service centers and gas stations are the best use of the property at the proposed location;
  - Speaker stated that area residents have concerns about the lighting and noise from cars;
  - Speaker asked that the hours remain limited to those per the Chesterfield Commons Ordinance and stated in Attachment A

4. Mr. Randy Bluestone, 17402 Country Lake Estates Ridge, Chesterfield, MO 63005, petitioner for P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Speaker stated that there will not be a safety buzzer since it will be a self-loading exterior car wash;
  - Speaker stated that representatives of the nearby hotel are in favor of the car wash/convenience store because it would be beneficial to the hotel visitors.
5. Ms. Barb Bluestone, 17402 Country Lake Estates Ridge, Chesterfield, MO 63005, petitioner for P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Declined to speak.
6. Mr. Shannon Patterson, 2103 County Cork Drive, Chesterfield, MO, speaking in favor of P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);
  - Speaker stated that the gas station would bring tax revenue into the City;
  - Speaker stated that the convenience store would be a service to the hotel.

Mayor Greenwood stated that there would be a Bi-State bus line to the Valley on a regular basis.

7. Ms. Lynne W. Strasser, 14615 Adgers Wharf Drive, Chesterfield, MO 63017, speaking in favor of P.Z. 25-2000 Amburn Homes;
  - Speaker stated that she had an addition built on her home by Amburn and it was quality-built.
8. Mr. Ed Logue, 1123 Wildhorse Meadows Drive, Chesterfield, MO 63005, speaking in opposition to Dugsford Commons;
  - Speaker stated that he is not opposed to the proposed development but to the height of the buildings with the Landscape Plan that exists;
  - Speaker wants the petitioner to meet with the neighboring residents to develop a Landscape Plan with more screening.
9. Ms. Diana Loewe, 1131 Wildhorse Meadows, Chesterfield, MO 63005, speaking in opposition to Dugsford Commons;
  - Speaker requests a meeting with the developer to discuss landscaping.
10. Mr. David Rosen, 15593 Hitchcock, Chesterfield, MO 63017, speaking in opposition to P.Z. 20-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders, P.Z. 21-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders, P.Z. 22-2000 Greater Midwest Builders, LTD, dba Greater Missouri Builders and P.Z. 23-2000 Larus Real Estate partnership and Barnes-Jewish Hospital;
  - Had left the meeting.

## VII. NEW BUSINESS

- A. P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons); An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include “filling stations,” “vehicle washing facilities,” and “vehicle service centers” in the “C-8” Planned Commercial District. Located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Assistant Director of Planning Laura Griggs-McElhanon gave an overview of this petition.

Commissioner Nolen stated that this was the first area that could be planned by the City. Everything else had previously been planned and approved by the County. In the beginning, no filling stations, vehicle washing facilities or vehicle service centers were allowed. The Architectural Review Board said that they cannot control what the canopies look like. Commissioner Nolen stated that she is opposed to this petition because it represents spot zoning at its finest.

Commissioner Nolen made a motion to deny P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons). The motion was seconded by Commissioner Banks.

Commissioner Macaluso questioned the hours of operation from 7:00 a.m. to 11:00 p.m.

Ms. Griggs-McElhanon stated that the ordinance is specific to operation of hours for retail sales. The Commission would have to make a change in the ordinance to address specific uses.

Mr. Doster stated that the petitioner would abide by the normal and seasonal hours for retail sales in the ordinance for the Commons.

Mr. Doster stated that he submitted a letter dated July 13, 2000 addressing additional issues for this petition.

Commissioner Macaluso made an amendment to the motion to hold P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons) to read and review the letter of July 13, 2000 from the petitioner’s attorney. The amendment to the motion was seconded by Commissioner Right.

Commissioner Macaluso amended her amendment to the motion to hold P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons) to read and review the letter of July 14, 2000 from the petitioner’s attorney. The amended amendment to the motion was seconded by Commissioner Right.

Councilmember Nations arrived at the meeting at 8:50 p.m. and replaced Councilmember Brown.

City Attorney Beach stated that Staff asked that this petition be held until later in the agenda to give them an opportunity to review the letter and comment to the Commission before they vote whether to hold until the next meeting.

Commissioner Macaluso made an amendment to the amendment to the motion to move the position of P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons) on the agenda until after Committee reports. The amendment to the amendment to the motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

**B. Set Date for Planning Commission Workshop**

Chairman Broemmer stated that the dates for a workshop with Dr. Mary Domahidy are August 17, 2000 or August 29, 2000.

Commissioner Sherman made a motion that the workshop will be held Tuesday, August 29, 2000 at 5:30 p.m. The motion was seconded by Commissioner Layton **and passes by a voice vote of 8 to 1.** (Commissioner Right voted nay.)

**Chairman Broemmer called a recess at 9:00 p.m. and the meeting reconvened at 9:05 p.m.**

**VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:**

- A. Dugford Commons:** A Site Development Concept Plan and Site Development Section Plan, Architectural Elevations, and Landscape Plan. The subject property is zoned "C-8" Planned Commercial District and is located on a 5.3 acre site, located on the north side of Wild Horse Creek Road and east of Long Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Concept Plan and Site Development Section Plan and Architectural Elevations for Dugford Commons with the condition of a 16-foot height limit for the lighting standards, the light fixtures for the parking lot must have flat lens and the average foot candle shall be eight (8) or less. The Landscape Plan will be submitted later for approval after the petitioner has met with the neighboring residents. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 8 to 1.** (Commissioner Kodner voted nay.)

- B. RL Steamers:** A Neon Sign for a proposed restaurant in an existing building located at 14140 Olive Blvd. Subject property is zoned "C-8" Planned Commercial District and is located at 14140 Olive Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends denial of a Neon Sign for RL Steamers. The motion was seconded by Commissioner Layton **and passes by a voice vote of 7 to 2.** (Commissioner Kodner and Commissioner Right voted nay.)

- C. Miramonte Subdivision:** A record Plat for a 22.58 acre "E-2" Estate Residential District, located on the south side of Wild Horse Creek Road between Greystone Subdivision to the east and St. Thomas Evangelical Church of Gumbo to the west.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for Miramonte Subdivision. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0.**

- D. **Spirit Trade Center, Lot 5:** Site Development Section Plan, Landscape Plan, and Architectural Elevations Design Guidelines for Designed Telecommunications Services, Inc.

Commissioner Nolen stated that **Spirit Trade Center, Lot 5** was requested to be held by the petitioner.

- E. **Town Centre, Out Lot 2:** Site Development Section Plan, Landscape Plan, and Architectural Elevations for Founders Bank.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for **Town Centre, Out Lot 2**. The motion was seconded by Commissioner Macaluso and **passes** by a voice vote of 9 to 0.

- F. **Garden View Care Center:** Site Development Plan, Architectural Elevations, and a Landscape Plan for a "MXD" Mixed Use Development District. The subject property is located on Chesterfield Point Parkway on the southeast side of Olive Blvd, southwest of Appalachian Trail.

Commissioner Nolen stated that **Garden View Care Center** was requested to be held by the petitioner.

- G. **Spirit Trade Center Lots 19, 20 and 21:** Site Development Plan, Landscape Plan and Architectural Elevation for a Office/Warehouse Building in the M-3 zoning district. Proposed usage is Office/Warehouse.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for **Spirit Trade Center Lots 19, 20 and 21** with the condition that the White Pines be replaced with Austrian Pines. The motion was seconded by Commissioner Kodner and **passes** by a voice vote of 9 to 0.

- H. **Spirit Trade Center Plat 3:** A record plat for 31.36 acres "M-3" Planned Industrial District, located at Trade Center Blvd and Edison Avenue.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Record Plat for **Spirit Trade Center Plat 3**. The motion was seconded by Commissioner Banks and **passes** by a voice vote of 9 to 0.

- I. **Corporate Aircraft Management, Inc. ASDP:** An amended Site Development Plan for the placement of a monument style sign for the Corporate Aircraft Management, Inc., located at 580 Beechcraft Avenue in the Spirit of St. Louis Airpark.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Plan for **Corporate Aircraft Management, Inc.** The motion was seconded by Commissioner Banks and **passes** by a voice vote of 9 to 0.

6. We are willing to commit to additional meetings as an entire Planning Commission. We recommend, as a start, scheduling an additional meeting for Monday, July 31, 2000;
7. We will move individual items forward to Council as approved and not hold for any related pending items. Example: We may move certain Comprehensive Plan definitions to Council even though there are other Comprehensive Plan items to discuss. All of the above actions appear within the Planning Commission control; however, help is still needed from Council on items that are beyond our control or our area of authority. While not part of the formal recommendations voted on, it was agreed informally that we would also ask Council to help us, advise them of our activity levels, request that they expedite handling of any changes and recommendations sent to them by the Planning Commission. They strongly urge Council to do anything necessary to help the Planning Department expedite the traffic study. If this requires extra expenditures, we ask that they be reviewed and considered. These requests could be forwarded either in the form of a letter or by Council Liaison Nations. (Councilmember Nations said he would be willing to do that.)

Commissioner Layton made a motion to table the request for a moratorium. The motion was seconded by Commissioner Wardlaw **and passes by a voice vote of 9 to 0.**

Commissioner Layton made a motion to have the following Planning Commission Committee of the Whole Meetings on Monday, July 31, 2000 at 6:30 p.m., Thursday, August 17, 2000 at 6:30 p.m. and Thursday, September 14, 2000 at 6:30 p.m. for the purpose of discussing items from the Committees. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

Commissioner Banks suggested that Chairman Broemmer discuss the request to table the moratorium at the next Planning and Zoning Committee.

Commissioner Macaluso suggested that City Attorney Beach be available during these meetings for legal input.

City Attorney Beach stated that he would be available for the meetings.

Chairman Broemmer stated that these special meetings would not be following the general agenda order but are for addressing the above items.

#### **B. Ordinance Review Committee – P.Z 36-1999 City of Chesterfield**

Committee Chairman Layton stated that P.Z. 36-1999 City of Chesterfield is the result of the Harland Bartholomew study that grew out of the North Outer Forty dealing with floor area ratio, green space, yard setbacks and the 50/70 foot rule. Committee Chairman Layton stated that P.Z. 36-1999 City of Chesterfield has had a public hearing.

The Commission discussed Section 6. Performance Standards.

Commissioner Layton made a motion to suspend the rules to move **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** to this portion of the agenda and take five (5) minutes to review the July 14, 2000 letter from the attorney of the petitioner. The motion was seconded by Commissioner Sherman and **passes by a voice vote of 9 to 0.**

- A. **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)**; An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include “filling stations,” “vehicle washing facilities,” and “vehicle service centers” in the “C-8” Planned Commercial District. Located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Ms. Griggs-McElhanon stated that there are some inaccuracies between the original ordinance for the Commons and the Attachment A for this petition. Ms. Griggs-McElhanon stated that Staff and the petitioner would like this petition held until the next meeting.

Commissioner Layton made a motion to hold **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** until the next meeting. The motion was seconded by Commissioner Macaluso and **passes by a voice vote of 9 to 0.**

## **IX. COMMITTEE REPORTS:**

### **A. Moratorium Committee**

Commissioner Layton stated that the Moratorium Committee unanimously recommends the following action:

1. Table the moratorium motion until such time as the Committee sees if alternate actions can solve problems;
2. Dedicate a significant increase time commitment from the Planning Commission to address the problems of ordinance review, improvements and clarifications to the Chesterfield Master Plan and anything that can be done to expedite the use of the Chesterfield city-wide traffic study;
3. To minimize transition time from subcommittee to Planning Commission, all ordinance review and Chesterfield Master Plan work will be done by the Planning Commission as a whole with all members participating;
4. To make this happen as quickly as possible, the Moratorium Committee is recommending a certain portion of each meeting be set aside for this work. While there are certain commitments to petitioners for future schedule timings that need to be honored, the Moratorium Committee is in favor of reducing the normal agenda work load of activities to free up the necessary time to address these moratorium and ordinance issues during normal meetings. This means that the Planning Commission may slightly delay hearing certain projects while we concentrate on our work here;
5. To further facilitate efficient discussion and prompt action, we recommend moving the Committee activities up on the agenda so they can be discussed earlier in the meeting rather than the last item on the agenda;

Commissioner Nolen expressed concern with having more green space in the valley.

Ms. Price stated that this petition involves any area that would be developed or redeveloped office.

City Attorney Beach stated that there have been issues that the Harland Bartholomew study may not fit all areas of the City. Currently, the study is all that the City has as it relates to the North Outer Forty corridor. City Attorney Beach stated that there could be a caveat that states the requirements unless the petitioner can provide a reasonable basis for an alternative. This gives you a basis upon which no petitioner can say they did not know what they were supposed to do. It leaves it up to the petitioner to establish why it possibly could be something else. It would give the Commission something to use for now.

Committee Chairman Layton suggested passing this with having an 'escape clause' with a specific ground for an exemption.

Chairman Broemmer stated that he did not think that an 'escape clause' was necessary because that would give the petitioner an opening.

Commissioner Macaluso stated that with the current standards, Towne Centre could not be built.

City Attorney Beach stated that it puts the burden on the petitioner to convince the Commission.

Commissioner Macaluso questioned (2) Minimum Open space of 45% (Minimum Open Space, landscaped area and impervious surface). It should read non-impervious. Commissioner Macaluso also expressed concern with (4) Maximum Building Height. Commissioner Macaluso stated that they are not providing for what a standard floor is but an overall height. This will affect density.

Ms. Price asked the Commission if they want buildings back 50 feet from the Parkway or do they want the pattern to continue as with Dobbs, Chapel Chiropractor, etc. which have various setbacks.

Chairman Broemmer suggested that the building height cannot exceed the front setback distance. For every foot over 50 feet in height up to the maximum of 70 feet, then the building must be moved back a foot.

Commissioner Sherman stated that she thought it looks hodge-podge if different setbacks are used.

Ms. Price asked the Commission to keep the option to deal with generalities and not specifics and make the decision if it could go back or forward.

Mr. Wardlaw does not want such a strict restriction either in planning or architecturally.

Commissioner Nolen stated that there are so many traffic problems in the urban core that, until there is an infrastructure that can handle all of the cars generated from a high-rise, it would be like promoting a gridlock.

City Attorney Beach stated that it is a clear issue for the Comprehensive Plan. After the traffic study, the issues have to be addressed on whether or not the City wants something higher. Currently, anything higher was previously approved by County. The Comprehensive Plan Committee will need to figure out the vision of the City.

Councilmember Nations left the meeting at 10:02 p.m.

Commissioner Layton made a motion to approve P.Z. 36-1999 City of Chesterfield as shown with the exception that 6. Performance Standards, (2) Minimum Open Space...impervious surface will be changed to non-impervious and there will be an exception clause at the bottom providing that any of the above items may be amended by a majority vote of Planning Commission by two-thirds provided that the petitioner demonstrates a reasonable basis for an alternative to demonstrate and encourage, promote and reward good architecture and urban planning. This petition will be on the August 14, 2000 Commission meeting for discussion and passage. The motion was seconded by Commissioner Macaluso.

Commissioner Kodner made an amendment to the motion to limit the height of buildings to 75 feet, exclusive of mechanicals. The amendment to the motion was seconded by Commissioner Wardlaw.

**Upon a roll call the vote was as follows: Commissioner Banks, no; Commissioner Kodner, yes; Commissioner Layton, no; Commissioner Macaluso, no; Commissioner Nolen, no; Commissioner Right, yes; Commissioner Sherman, no; Commissioner Wardlaw, yes; Chairman Broemmer, no.**

**The amendment to the motion fails by a vote of 3 to 6.**

Commissioner Macaluso stated that some buildings would not need 4/1000 parking spaces. She would prefer seeing more green space.

Commissioner Nolen made an amendment to the motion that the maximum building height shall not exceed 70 feet including mechanical equipment. Committee Chairman Layton stated that he would accept that as part of his motion. Commissioner Macaluso accepted the addition to the motion.

The amended motion to be voted on:

Commissioner Layton made a motion to approve P.Z. 36-1999 City of Chesterfield as shown with the exception that 6. Performance Standards, (2) Minimum Open Space...impervious surface will be changed to non-impervious and there will be an exception clause at the bottom providing that any of the above items may be amended by a majority vote of Planning Commission by two-thirds provided that the petitioner demonstrates a reasonable basis for an alternative to demonstrate and encourage, promote and reward good architecture and urban planning. The maximum building height shall not exceed 70 feet including mechanical equipment. This petition will be on the August 14, 2000 Commission meeting for discussion and passage. The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 9 to 0.

Ms. Price stated that P.Z. 32-2000 Power of Review has been advertised for a public hearing. Ms. Price stated that research has begun concerning light standards.

**C. Architectural Review Committee – No report**

**D. Site Plan/Landscape Committee –**

Commissioner Banks made a motion for the Landscape Committee to review the Landscape Guide for appropriateness. The motion was seconded by Commissioner Layton and **passes by a voice vote of 9 to 0.**

**E. Comprehensive Plan Committee –**

Ms. Price stated that projects the Comprehensive Plan is working on include: the Clarkson Road Access Management Plan, updating the Comprehensive Plan Summary Document, research definitions for various land use designations and Burkhardt Place realignment.

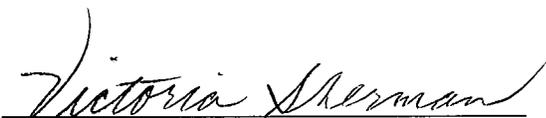
**F. Procedures and Planning Committee**

Ms. Price stated that the meeting on Monday, July 31, 2000 would be a procedures information session.

Commissioner Nolen made a motion to amend the By-Laws to change the order of the agenda. 'Site Plans, Building Elevations, and Signs' will now follow Public Comment. The motion was seconded by Commissioner Layton and **passes by a voice vote of 9 to 0.**

**G. Architectural Review Board Update**

The meeting was unanimously adjourned at 10:37p.m.



**Victoria Sherman, Secretary**