

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD GOVERNMENT CENTER, JULY 25, 1988

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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. Lester Golub  
Ms. Kimberly Burnett  
City Attorney, Doug Beach

ABSENT

Mr. William Kirchoff  
Dr. Claudius Fritchard

The Pledge of Allegiance was given by Mr. John Baggs.

Reverend James Rogers from Lord of Life Lutheran Church led the Planning Commission in prayer.

The minutes of the regular meetings of June 27 and July 11, 1988 were read and approved.

PUBLIC HEARING

Toys "R" Us - P.C. 6-88

The following people spoke in favor of Toys "R" Us: Mr. Timothy Keeley, Mr. Bob Gorman, Mr. Brett Gutzler (with reservation).

The following people spoke in opposition of Toys "R" Us: Mr. Melvin Reiss, Ms. Rosanna Benitez, Mr. Robert Zbylut, Ms. Betty Hathaway, Mr. Brian Paluch.

Arthur J. DeShetler - P.C. 1-88

The following people spoke in favor of Arthur J. DeShetler: Mr. Kevin King.

No one spoke in opposition of Arthur J. DeShetler.

Borman Development Co. - P.C. 2 and 3-88

The following people spoke in favor of Borman Development Co.: Mr. Mark Tiedlebaum.

The following people spoke in opposition of Borman Development Co.: Mr. Frank Purviance, Mr. Douglas Fleck, Mr. Kevin Carlie, Mr. Robert Banstetter.

Fischer & Frichtel, Inc. - P.C. 4 and 5-88

The following people spoke in favor of Fischer & Frichtel, Inc.: Mr. Gary Crabtree.

No one spoke in opposition of Fischer & Frichtel, Inc.

OLD BUSINESS

Packland Place - First Addition - Mr. John Baggs met with Mr. Dick Daykin about the entrance of Packland Place on Kehr's Mill Road. The County Highway Department will be responding and Mr. Baggs' written report will be submitted at the August 8 meeting.

Committee Reports

Historic Preservation - Ms. Kim Burnett had no report at this time.

Comprehensive Use Plan - Ms. Mary Domahidy noted that her Committee was receiving interest in the General Plan for the City of Chesterfield. She will have more information in the near future.

NEW BUSINESS

Form for Landscape Bonds - A motion was made by Ms. Kim Burnett and seconded by Mr. Lester Golub to approve the process of landscape bonds in the form proposed by Mr. John Baggs. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Fritchard. The motion was declared passed.

Atrium at Chesterfield. Ordinance Amendment - A motion was made by Ms. Mary Domahidy and seconded by Ms. Kim Burnett that, whereas the Planning Commission has reviewed the request for revision of St. Louis County Ordinance No. 13,786 with the subdivision and zoning ordinances of the City of Chesterfield and find the request for ordinance revision in compliance with said ordinances, I move that the Planning Commission forward to the City Council a recommendation of approval of the revision to St. Louis County Ordinance No. 13,786, Section 3, Paragraph 4B, Parcel B (2) to read "zero (0) feet from the northwestern property line"; and ask the Council to direct the City Attorney to prepare the revised ordinance for their approval and further that the preliminary elevations of the structures depicting building materials and color be submitted to the Commission for final rev-

view and approval prior to any building permits. This part of our recommendation should be a part of the ordinance approving the site plan.

A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### Site Plan Approval

##### Wilson Manor

A motion was made by Ed Bidzinski, whereas the Planning Commission has reviewed the plat titled "Wilson Manor II, Plat 3" according to the "R-1" with Density Development Procedure Ordinance of St. Louis County and the Subdivision Ordinance and find the plat to be in compliance with said procedures, and 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. Bryant. A roll call vote was taken with the following results: Ayes - Bryant, Brown, Domahidy, Golub, Bidzinski, Burnett, McGuinness. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

##### Texaco Boundary Adjustment Plat

The following motion was made by Mr. Bidzinski, whereas the Planning Commission has reviewed the plat entitled "Boundary Adjustment Plat, parcels A, B and C", being part of Lot 8 of the division of John Long's Estate in U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri, with the Boundary adjustment Procedure Ordinance of the City of Chesterfield and find the plat to be in compliance with said procedures, I move that the Planning Commission forward to the City Council a recommendation for approval; and ask the Council to direct the Owner to record the plat subsequent to their approval. The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - Bryant, Brown, Domahidy, Golub, Bidzinski, Burnett, McGuinness. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

##### Shell Oil Boundary Adjustment Plat

The following motion was made by Mr. Bidzinski, whereas the Commission has reviewed and finds the Boundary Adjustment Plat for Part of U.S. surveys 150 and 479 as submitted by Shell Oil Company to be in compliance with, and satisfies the intent of the City of Chesterfield Subdivision Ordinance, I move that the Commission extend to the City Council a recommendation for approval of said plat; and that the Council be asked to direct

the developer to record the approved plat with the office of St. Louis County Recorder of Deeds. The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - Bryant, Brown, Domahidy, Golub, Bidzinski, Burnett, McGuinness. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### Friendship Village Boundary Adjustment Plat

A motion was made by Ms. Brown, whereas the Commission has reviewed and approved the boundary adjustment plat to place all property under the correct ownership by platting and not just by warranty deed and to approve the following changes to the conditions of the Conditional Use Permit: The perimeter driveway shall be a minimum of ten (10) feet from the limits of this C.U.P., except for the perimeter driveway which may be a minimum of five (5) feet from the limits of this C.U.P. at the property acquired by the Evangelical retirement Homes of Greater St. Louis, Inc. by deed recorded in Book 8319, Condition 3.k (change). The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

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A motion was made by Mr. Bidzinski, where the Commission has reviewed and approved the building setbacks which shall be a minimum of fifty (50) feet from the limits of this C.U.P. except for the building expansion which may be a minimum of thirty-five (35) feet from the limits of this C.U.P. at the property acquired by the Evangelical Retirement Homes of Greater St. Louis, Inc. by deed recorded in book 8319, Page 2482. The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### Montessori Children's House, Inc. Site Development Plan

A motion was made by Mr. Bidzinski, whereas the Commission has reviewed and finds the Green Trails Montessori Children's School Site Development Plan to be in compliance with the conditions of St. Louis County Conditional Use Permit No. 600, I move that the Commission extend to the City Council a recommendation for approval of said plan with the condition the developer has

secured approval from the St. Louis County Department of Highways and Traffic; and that the Council be asked to direct the developer to continue to develop the site according to said Conditional Use Permit. The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### Wild Horse Site Development Plan

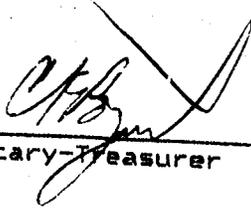
A motion was made by Mr. Bidzinski, whereas the Commission has reviewed and finds the Wildhorse Site Development Plan as submitted by Shell Oil Company to be in compliance with the conditions of St. Louis County FEU Ordinance No. 13,932. I move that the Commission extend to the City Council a recommendation for approval of said plan with the condition the developer has secured approval from the St. Louis County Department of Highways and Traffic; and that the Council be asked to direct the developer to record the approved plan with the office of the St. Louis County recorder of Deeds. The motion was seconded by Mr. Bryant. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### City of Chesterfield Monument Sign

A motion was made by Mr. Bidzinski, where the Commission has reviewed and finds that the preliminary elevations of the structures depicting building materials and color be submitted to the Commission for final review and approval prior to any building permits, if none has been issued. This part of our recommendation should be a part of the ordinance approving the site plan. The motion was seconded by Mr. Golub. A roll call vote was taken with the following results: Ayes - McGuinness, Bryant, Domahidy, Brown, Golub, Bidzinski, Burnett. Nays - None. Absent - Kirchoff, Pritchard. The motion was declared passed.

#### ADJOURNMENT

A motion was made to adjourn by Mr. Bidzinski, seconded by Ms. Domahidy that the meeting be adjourned. The meeting was adjourned at 10:20 p.m.

  
Secretary-Treasurer