

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 26, 1993



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

PRESENT

ABSENT

Mr. Fred Broemmer
Ms. Mary Brown
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Barbara McGuinness
Mr. Douglas R. Beach, City Attorney
Councilmember Susan Clarke
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Toni Hunt, Planning Technician
Ms. Sandra Lohman, Executive Secretary

INVOCATION: - Jerry Duepner, Director of Planning

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes from the meeting of June 28, 1993, were approved, with the inclusion of the name of Ms. Mary Domahidy as being present.

PUBLIC COMMENTS:

Mr. F. J. Miceli, 10857 West Florissant, St. Louis, MO 63136, spoke on behalf of **P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corporation and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge)**.

Mr. Miceli noted the following:

- Petitioner's reasons for requesting changes to some of the conditions in Attachment A.

Item 4(h) The petitioner has received information from the Highway Department, as recently as today, stating that relocating of Sycamore Drive will not be a problem with respect to sight distance, including the left hand turn lane required to be installed. Mr. Miceli wanted to make sure that the approval of the request was not delayed due to this entry situation onto Kehrs Mill Road.

Item 5(2) Department Staff recommended stormwater detention facilities be designed and completed prior to issuance of the Display Plat for this project. The petitioner feels this is a definite hardship to them. Therefore, the petitioner requests the Commission's utmost consideration with regard to this item. He stated this condition would, basically, put them out of business, if they couldn't get their Display Plat prior to obtaining approvals of all of their improvement plans and constructing the detention facilities.

He noted there are some specific detention problems with respect to the site for which the developer will have to obtain off-site easements. It may involve condemnation, etc., which would cause delays up to six (6) months to one (1) year.

COMMENTS/QUESTIONS BY COMMISSION

Commissioner Scruggs inquired what wording Mr. Miceli would recommend for item 5(a)(2).

Mr. Miceli stated he would like to request they be treated as any other developer coming into the City, according to the ordinances currently in place, without placing any specific requirements on this development for display units.

Commissioner Brown inquired whether the developer could proceed with display units before working out the location of detention/retention ponds.

Mr. Miceli stated he believes the ordinance says a developer may apply for a Display Plat and proceed at his own risk, knowing that, if anything happened with regard to changes that had to be made after the improvement plans were approved, the developer would be responsible, not the City, for approving the Display Plat.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 11-93 City of Chesterfield Planning Commission** ; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Commissioner Brown made a motion to hold this item. The motion was seconded by Commissioner O'Brien and approved by a voice vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

Note: Item A. P.Z. 38-78 Sachs Properties, Inc. (Elbridge Payne office Park/Applebee's Restaurant) was withdrawn at petitioner's request.

B. P.Z. 13-93 Wesley and Teresa Byrne; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; north of Kehrs Mill Road at Sycamore Drive; and

P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corporation and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge); Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District; north of Kehrs Mill Road at Sycamore Drive.

Planning Technician Toni Hunt presented the request and the Department's recommendation for approval, subject to conditions in Attachment A.

Commissioner Broemmer made a motion to approve the request as recommended by the Department of Planning. The motion was seconded by Commissioner Domahidy.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioner Kirchoff requested further clarification of Mr. Miceli's request and the Department's recommendation.
- Planning Technician Hunt noted the following:

Item 4(h) The petitioner is requesting the first part of this condition be removed. This is a standard comment of the Department of Highways and Traffic.

- Commissioner Scruggs stated he agrees with Mr. Miceli, and does not believe condition 4(h), as written, reflects the opinion of the Highway Department.

Director Duepner noted the following:

The Department has been in contact with the County Highway Department regarding sight distance and whether or not the improvement can be accommodated. All the conditions included in the report were recommended by either the County Highway Department or the Chesterfield Public Works Department. Item 4(h) is taken from the June 14, 1993 letter received from the County Highway Department, which is

attached. This is a standard requirement. He further stated that the remaining conditions Mr. Miceli referred to are those recommended by the County Highway Department or the Chesterfield Public Works Department. The landscape requirements were based on those required for another development in this area (Sycamore Ridge).

Commissioner Scruggs inquired about the last sentence of Condition 5(a)(2).

Director Duepner noted page two (2) of the Chesterfield Department of Public Works comments, dated July 2, 1993. He noted this, generally, has been the condition. However, it has been worded differently in some other recommendations. Some conditions state "excluding display units."

Commissioner Dalton noted a letter from Mr. Robert Knickmeyer indicated there have been stormwater problems in this area. He inquired whether the Department could come up with some wording to address this issue and still move ahead.

Director Duepner noted he couldn't respond regarding the reason(s) for the Department of Public Works' comments regarding the display units.

Director Duepner suggested that condition 5(a)(2) be changed to read: "If development is to be phased, detention facilities shall be constructed in areas, as required and approved by the City of Chesterfield, prior to the issuance of permits."

Commissioner Scruggs made a motion to amend the original motion to state the last sentence of condition 5(a)(2) read: "Detention facilities shall be constructed in areas, as required and approved by the City of Chesterfield, prior to the issuance of permits." The motion dies for lack of a second.

Commissioner Brown made a motion to amend the original motion to **delete** the last three words of Condition 5(a)(2) - (for display units). The motion was seconded by Commissioner Kirchoff **and approved by a voice vote of 9 to 0.**

COMMENTS/DISCUSSION BY COMMISSION

There was discussion regarding additional wording to provide control over possible stormwater damage to adjacent properties, after the subdivision is developed.

Commissioner Brown made motion to amend the original motion, as amended, to add, as Condition 4(w) - "Detention areas located downstream from the proposed development which may, in the opinion of the Department of Public Works, be impacted by development of subject site, shall be in the same condition at the

completion of development of subject site as pre-development. Condition of these downstream areas shall be determined by a pre-construction survey conducted prior to any clearing, grading or construction on the site. A copy of the pre-construction survey of downstream detention areas shall be submitted to the City of Chesterfield Department of Public Works within twelve (12) months of the sale of the last house within the development, or two (2) years from the start of the development, whichever is greater, and a post-construction survey shall be made of the same downstream basin to determine condition of same. The developer shall be required to return surrounding downstream basins to pre-construction condition. A bond, as approved by the Department of Public Works of the City of Chesterfield, shall be posted to assure compliance with this condition." The motion was seconded by Commissioner O'Brien and **approved by a voice vote of 9 to 0.**

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Brown made two (2) requests:

1. Retention of trees along the thirty (30) foot common ground adjacent to Kehrs Mill Road be addressed at the time of Site Plan review/submittal.
2. Future plans for Oak trees located in front of houses at 2259 Sycamore and 2256 Sycamore be made known to the Commission. If these are to be removed, she would like to know the reason(s). She further noted that the existing trees need a little more care if they are to survive.

Director Duepner noted that Condition 4(v) of Attachment A (Construction traffic will not be allowed to use Wendimill Drive.) was specifically recommended by the Department of Public Works. Both the Department of Planning and Department of Public Works believe the improvements can be made without necessitating use of Wendimill for construction access.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes. **The original motion, as amended, passes by a vote of 9 to 0.**

- C. P.C. 108-86 Shell Oil Company; Request for amendment of "C-8" Planned Commercial District Ordinance; northeast corner of the intersection of Chesterfield Parkway North and Olive Boulevard.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommended amendment to Condition 4(n).

A motion to approve the amendment, as recommended by the Department, was made by Commissioner Scruggs and seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

- Our current sign regulations allow businesses that have temporary signs to display them six (6) times a year, fifteen (15) days per time.

City Attorney Doug Beach suggested the wording of 4(n) be changed to read: "One (1) temporary sign at a time (in the first sentence). Change the second sentence to state: "Use of banners shall be limited to a total of thirty (30) days per calendar year."

A motion to amend the original motion, as stated by City Attorney Beach, was made by Commissioner Brown and seconded by Commissioner Sherman. The motion passes by a voice vote of 9 to 0.

COMMENTS DISCUSSION BY COMMISSION

Commissioner Sherman inquired how this provision will be monitored.

Senior Planner Griggs-McElhanon stated they are required to obtain temporary sign authorization from the City. A letter is sent to the City indicating the days they intend to display the signs. Our Department observes the dates and make sure the sign is removed at the end of this time.

Commissioner Sherman stated it is her understanding that the Department has, or will have in the near future, a computer to monitor these dates so that these situations can be reviewed on a daily basis.

Senior Planner Griggs-McElhanon noted that, at this time, we write this information on a calendar; but, the Department hopes to have this information available on a computer.

Director Duepner noted that under our current Ordinance No. 129, a sign in excess of thirty-two (32) square feet would have to come before the Planning Commission. The Department is trying to look ahead in terms of what policy changes will be made by the Commission and City Council in terms of dealing with temporary signage. We are trying to anticipate the direction of the Commission to allow some temporary signage. He further noted that, in the most current discussions by the Commission, proposed temporary signs are not to exceed fifty (50) square feet, thirty (30) calendar days.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes. **The original motion, as amended, passes by a vote of 9 to 0.**

- D. **P.C. 13-88 Geriatrics Management, Inc. (Terraces at Woodsmill Cove)**; Request for amendment of PEU in the "R-3" 10,000 square foot and the "FPR-3" Flood Plain 10,000 square foot Resident Districts; west side of Old Woods Mill Road, north of Conway Road.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommended amendment of PEU Ordinance, as stated in its report.

A motion to approve the Department's recommendation was made by Commissioner Domahidy and seconded by Commissioner Sherman.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes. **The original motion passes by a vote of 9 to 0.**

IX. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park/Applebee's Restaurant)**; "C-8" Planned Commercial District Site Development Section Plan, Landscape Plan and Architectural Elevations; southeast quadrant of I-64/U.S. Highway 40-61 and Clarkson Road.

This item was withdrawn at the request of the petitioner.

- B. **P.Z. 9-93 Grasse Properties, Inc. (Brook Hill Estates Addition Phase 2);** Site Development Plan and Architectural Elevations; west side of Straub Road, north of the intersection of Straub Road and Clayton Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan and Architectural Elevations, as recommended by the Department. The motion was seconded by Commissioner Broemmer and approved by a voice vote of 9 to 0.

- C. **P.C. 91-88 The Siteman Organization (Spirit Trade Center, Lot 6, C.A.P.S.);** "M-3" Planned Industrial District amended Site Development Section Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan and Architectural Elevations, as recommended by the petitioner, except that the wall be as high as the lower color band on the building, which is approximately twelve (12) feet high. The motion was seconded by Commissioner Sherman and approved by a voice vote of 8 to 1, with **Chairman McGuinness voting no.**

Chairman McGuinness recessed the meeting at 8:23 p.m.

The meeting re-convened at 8:35 p.m.

Chairman McGuinness recognized Mr. O'Brien and Mr. Streeter as being in attendance.

COMMITTEE REPORTS

- A. **Ordinance Review Committee - No report.**
- B. **Architectural Review Committee**

Committee Chair O'Brien reported the Committee was scheduled to meet August 5th, but Mr. Duepner has an alternate date to propose. The Committee agreed to meet on August 3, 1993, at 6:00 p.m.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported the Committee will meet on August 19, 1993, at 5:00 p.m., to discuss landscaping for institutional projects.

D. Comprehensive Plan Committee - No report.

E. Procedures Committee - No report.

Chairman McGuinness noted she spoke with all Planning Commissioners regarding the following Committee assignments:

Architectural Review Committee: O'Brien, Chairman; Scruggs; Broemmer; Domahidy; and McGuinness. This Committee will complete its work in the next couple of months. After that the Committee will be in deep standby.

Landscape Committee: - Kirchoff, Chairman; Broemmer; Dalton; Sherman; Brown; McGuinness.

Revolving Site Plan Committees: (2nd Monday Meetings) = Broemmer; Co-Chairman; O'Brien; Kirchoff; Brown; McGuinness. (4th Monday Meetings) = Sherman, Co-Chairman; Dalton; Domahidy; Scruggs; McGuinness. Commissioner's Sherman and Broemmer will attend each other's meetings.

Chairman McGuinness, and other Commissioners, commended Commissioner Kirchoff on the wonderful job he has done for the past five (5) years as Chairman of this Committee.

Comprehensive Plan Committee: Domahidy, Co-Chairman; Dalton, Co-Chairman; Kirchoff; Broemmer; O'Brien; McGuinness. This Committee will be the most active this year.

Ordinance Review Committee: Brown, Co-Chairman; O'Brien, Co-Chairman; Scruggs; Sherman; McGuinness. She commended the Committee on its many hours of hard work on the sign regulations.

Chairman McGuinness and other Commissioners congratulated Joe Hanke on his promotion to Planner II.

Procedures & Planning Committee: Scruggs, Chairman; Sherman; Brown; Kirchoff; McGuinness. The Committee could meet in the near future to discuss the outreach opportunities (i.e., Metro Link).

Commissioner Brown suggested that, during the Public Comments portion of the Planning Commission Meetings, the petitioner and one (1) person opposed to the petitioner be given five (5) minutes, in lieu of three (3) minutes, be granted for speaking.

Director Duepner noted this policy comes up in September for review.

A meeting of the Procedures Committee was scheduled for Wednesday, August 4th, at 4:30 p.m., in Conference Room A.

Chairman McGuinness inquired about the order of roll call.

Commissioner Kirchoff suggested Commissioner Broemmer should not be first for a time.

Commission Members decided to say **pass** if they are not ready to vote when a roll call is in process.

It was suggested that, after comments/discussion is provided by Commissioners, the Chairman pause a little before asking for a vote.

F. Strategic Planning Meeting

This summary was received and filed.

Chairman McGuinness reported that, in terms community participation, she and some other Commission Members will go to the Breakfast Club.

Commissioner Brown continues to work on the Chesterfield Beautification Committee.

The Valley Study continues to have as our representatives Commissioner's Domahidy, Scruggs and Kirchoff.

Commissioner Scruggs continues to be our representative on the City Center Task Force.

We are in the early stages of having formed an Olive/Woods Mill Improvement Committee.

Chairman McGuinness asked Commissioner Broemmer to serve on this Outreach Program, along with her.

Commissioner Domahidy serves on the St. Louis/Jefferson Solid Waste Management Committee.

Commissioner Kirchoff stated the Chesterfield Monarch Levee is holding. The Levee is approximately 674 feet on the west end, and approximately 665 feet on the east end, and drops about nine (9) feet over eight (8) miles of river frontage.

G. Report of City Center Task Force

Planning Commissioner Scruggs who served on the City Center Task Force summarized the task and findings of the City Center Task Force. He summarized the Task Force report which recommended consideration of four (4) possible sites for a government center. He noted that during the final stages of the report preparation, the Task Force was presented with a report from the Mark Twain Bank proposing the acquisition of the Kangaroo Building. This report was included with the recommendation to City Council Public Works/Parks Committee that this site be given due consideration. It was noted that after the Task Force report had been submitted to the Council Public Works/Parks Committee, the Herman Stemme II Building, located at Roosevelt Parkway and Olive Boulevard, was also presented as a possible location.

There was considerable discussion by the Planning Commissioners regarding the report and the efforts of the City Center Task Force. There was a suggestion that consideration be given to separating the police from the administration building, and keeping a location in the Chesterfield Valley Area, possibly further east than its present site. There was also discussion relative to including the concept of the community center and multi-purpose room within the government center building. Comments were also made relative to the projected growth of staff, the need for a new facility, adequate parking, the space requirements per employee and the method of funding such a proposal. The access provided by the site located at Chesterfield Parkway South and Swingley Ridge (Monsanto site) was noted to be very good. The Kangaroo Building had the potential for multi-users, but did have access problems.

There was general agreement that it is important for the City to have its own Civic Center and have its own facility. Comments were made that the building should utilize the latest in technology, and that it should set an architectural, engineering and site planning example. Also, it was suggested that one way of funding the facility could be for residents to donate money in the form of purchasing a brick for construction.

The meeting adjourned at 9:30 p.m.


Walter Scruggs, Secretary

[MIN7-26.093]