

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL, AUGUST 8, 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. William Kirchoff  
Mr. Lester Golub  
City Attorney, Doug Beach

ABSENT

Ms. Kimberly Burnett  
Dr. Claudius Fritchard

The Pledge of Allegiance was given by Ms. Carol Kenney.

Reverend Ralph Green of Antioch Baptist Church led the Planning Commission in prayer.

The minutes of the regular meeting of July 25, 1988 were not approved and will be read at the August 22, 1988.

COMMITTEE REPORTS

Historic Preservation - Ms. Kimberly Burnett was absent.

Comprehensive Use Plan - Ms. Mary Domahidy reported that proposals for development of the General Plan will be received by August 15. Ms. Domahidy has contacted the County Planning Department for a criteria for evaluating the plans and will be reporting on these results.

Ordinance Review Committee - Mr. Charles Bryant reported that this Committee will be reviewing a new sign ordinance.

OLD BUSINESS

Arthur J. DeShetler - P.C. 1-88 - Change of zoning on the west side of Olive Street Road at Olive/Clarkson/Highway 40-61. Combination of five parcels of ground presented as a single unified development for a neighborhood shopping facility.

A motion was made by Ms. Mary Domahidy and seconded by Mr. Lester Golub that the zoning change requested by P.C. 1-88 DeShetler be recommended for approval to the City Council with additions suggested in Attachment A with the additional requirement that

elevations of each of the three buildings be submitted to the type, color, and materials and with the requirement that the builders construct the building. A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

Borman Development Co. - P.C. 2 & 3-88 - Ladue Trails addition - Mr. Baggs proposed that the lot average be revised to be 18,500 per lot and no more than ten be less than that number.

A motion was made by Mr. Lester Golub and seconded by Ms. Mary Domahidy for the approval of an "R-1A" 22,000 square feet change of zoning for nine (9) acres and the approval of the Planned Environment Unit with the conditions of Attachment A: that require a lot average of 18,500 square feet with no more than ten (10) lots less than 18,500 and no lot less than 15,000 square feet; and that construction vehicles use a gravel, dust-free road. Approval of this motion is also conditional upon approval from the Fire Department on whether it is in a fire protection district. A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

Fischer & Fritchel, Inc. - P.C. 4 & 5-88 - A motion was made by Mr. Charles Bryant and seconded by Mr. Lester Golub that the change of zoning from "NU" Non-Urban to "R-3" 10,000 Square Feet Residence District and the Planned Environment Unit Procedure for the subject 3.73 acre parcel is recommended for approval to the City Council subject to the conditions listed in Attachment "A" with the exception of the section dealing with Access and Roadway Improvements Section E to state "access to Kehrs Mill Road shall be limited to one (1) permanent street approach intersection located to provide required sight distance and constructed to St. Louis County Standards." and that the plans include two-car garages for each unit. A roll call vote was taken with the following results: Ayes - McGuinness, Kirchoff, Bryant, Domahidy, Brown, Golub, Bidzinski. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

Toys "R" Us - P.C. 6-88 - A motion was made by Mr. Ed Bidzinski to table this petition for two weeks. There was no second. The motion died for lack of a second motion. A roll call vote was taken with the following results: Ayes - Bidzinski, Bryant, Kirchoff. Nays - Brown, Domahidy, Golub, McGuinness. Absent - Burnett, Pritchard. The motion was not passed for lack of five votes either for or against. Another vote will be taken at the August 22 meeting.

Pacland Place - Mr. John Baggs reported that the Department of Highways and Traffic is pursuing the recommendation for street signs at Kehrs Mill Road for Pacland Place.

#### NEW BUSINESS

No new business to report.

#### SITE PLANS/BUILDING ELEVATIONS/SIGNS

Texaco - Building Elevations - Texaco station at Schoettler and Olive - A motion was made by Mr. Ed Bidzinski and seconded by Mr. Les Golub, whereas the Planning Commission has reviewed the building elevations for the proposed Texaco Station Convenience Store, Carwash and Storage Building and find that the current elevations are not obstructable and wish to hold approval until new elevations are submitted to our Planning Consultant, JRB/Flagg Corporation for further review by the Commission. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

West County Soccer Club - A motion was made by Mr. Ed Bidzinski and seconded by Ms. Mary Domahidy that the landscape plan be approved with the requirement that eight additional shrubs and four pine trees be located on this property as per the recommendation of JRB/Flagg. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

Cookshire Subdivision (Display House Plat) - A motion was made by Mr. Ed Bidzinski and seconded by Ms. Mary Domahidy, whereas the Planning Commission has reviewed the Cookshire Subdivision Display House Plat and find that said plat meets the intent and requirements of the City of Chesterfield Subdivision Ordinance, a move was made that the Planning Commission forward a recommendation of approval to the City Council, and that the Council direct the developer to record said plat with the St. Louis County Recorder of Deeds office. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

St. Louis Retirement Residence (Site Plan and Building Elevations) - A motion was made by Mr. Ed Bidzinski and seconded by Mr. Lester Golub, that the Commission hold on approving the site plan and elevations and refer to the Architectural Review Committee for recommendations on elevations. A roll call vote was

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

Seasons at Schoettler, Plat 2 (Boundary Adjustment Plats) - A motion was made by Mr. Ed Bidzinski and seconded by Mr. Mary Brown, whereas the Planning Commission has reviewed the plats entitled "Boundary Adjustment Plat", Lots 45 and 46 of the Seasons at Schoettler, Plat 2 and "Boundary Adjustment Plat" Lots 11 and 12 of the Seasons at Schoettler, Plat 2 for land in U.S. Survey 412, Township 45 North, range 4 East in the City of Chesterfield, St. Louis County, Missouri, with the ordinance of the City of Chesterfield and find the plats to be in compliance with said regulations, a move was made that the Planning Commission forward to the City Council a recommendation for approval; and ask the Council to direct the Owner to record the plats subsequent to their approval. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Fritchard. The motion was declared passed.

Wildhorse Subdivision (Landscape Plan and Entrance Monuments) - A motion was made by Mr. Ed Bidzinski and seconded by Ms. Mary Domahidy that after consideration of the landscaping plan and entrance monument, a move was made that for the approval of said plans subject to the addition of six (6) evergreen trees at least four (4) feet in height to be added just north of Lot 4 in the common ground and provide the contour information as per site development plan prior to being submitted. In addition, the Commission requires that the sewer utility easement to Lots 3 and 4 be extended north to meet Wild Horse Creed right-of-way. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Fritchard. The motion was declared passed.

Atrium at Chesterfield (Site Development Plan) - A motion was made by Mr. Ed Bidzinski and seconded Mr. Charles Bryant, whereas the Planning Commission has reviewed the request for approval of the Site Development Plan of Parcel "B", The Atrium at Chesterfield, with the Subdivision and Zoning Ordinances of the City of Chesterfield and find the request for approval in compliance with said ordinances, a move was made that the Planning Commission forward to the City Council a recommendation of approval of the Site Development Plan of Parcel "B", The Atrium at Chesterfield, and ask the Council to direct the owner to record the Site Development Plan in the St. Louis County Recorder's Office contingent upon final architectural review in receiving samples of the color of the exterior material to be used. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Fritchard. The motion was declared passed.

Petro Mart (Signs) - A motion was made by Mr. Ed Bidzinski and seconded by Mr. Bill Kirchoff that based upon the sign descriptions, sign photographs, and written justification, this Commission is of the opinion that the signs are reasonable and appropriate for the land use and that said signs are in keeping with the intent of Ordinance No. 129. A roll call vote was taken with the following results: Ayes - Bidzinski, Domahidy, Kirchoff, McGuinness. Nays - Brown, Bryant, Golub. Absent - Burnett, Pritchard. The motion was not passed for lack of five votes either for or against.

Westbury Park Phase I (Amended Site Development Plan) - A motion was made by Mr. Bill Kirchoff and seconded by Mr. Ed Bidzinski, whereas the Commission has reviewed and finds the Westbury Park Amended Site Development Section Plan to be in compliance with St. Louis County Ordinance No. 12,755, a move was made that the Planning Commission forward to the City Council a recommendation of approval of said plan; and ask the Council to direct the Developer to record the plat subsequent to their approval. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Bryant, Domahidy, Golub, Kirchoff, McGuinness. Nays - None. Absent - Burnett, Pritchard. The motion was declared passed.

#### ADJOURNMENT

A motion was made to adjourn by Mr. Bill Kirchoff, seconded by Ms. Mary Domahidy that the meeting be adjourned. The meeting was adjourned at 10:11 p.m.

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Secretary-Treasurer