PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 12, 1991

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

PRESENT	ABSENT
Ms. Mary Brown	
Mr. Jamie Cannon	
Mr. Dave Dalton (arrived later)	
Mr. William Kirchoff	
Ms. Barbara McGuinness	
Ms. Pat O'Brien	
Mr. Walter Scruggs	
Ms. Victoria Sherman	
Chairman Mary Domahidy	
Mayor Jack Leonard	
Councilmember Betty Hathaway, Ward I	
Mr. Doug Beach, City Attorney	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Mr. Joseph Hanke, Planning Specialist	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: The Reverend Donald Kaller, Bonhomme Presbyterian Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES - The Minutes were approved from July 8, 1991.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Director Duepner presented the request and the Department's recommendation of approval subject to conditions in the Department's report and Attachment A, with the exception of Condition 5.g.(2) to read:

Evergreen Trees - four (4) feet minimum height.

COMMENTS/CONCERNS OF COMMISSION

- Chairman Domahidy inquired as to the status of the Auto Mall.
- Director Duepner responded that there has been no site development plan submitted for review, nor a request for an extension of time for submittal of a site development plan. If the time elapses, the Planning Commission could initiate a petition to rezone the property to its prior classification.
- Landscaping would be dealt with at the time of site plan submittal.

A motion was made by Commissioner Sherman to approve the petition as presented by the Planning Department and, in addition, require the petitioner to provide sidewalks along Chesterfield Airport Road. The motion was seconded by Commissioner O'Brien.

COMMENTS/CONCERNS OF COMMISSION

- According to the Comprehensive Plan, this area has been designated as "Major Retail Sidewalks should be provided for pedestrian traffic.
- Concern that the proposed free-standing sign is too large.

- For the sake of compatibility, it was suggested that the wall signs and free-standing sign be presented for review at the time of site plan submittal.

- Director Duepner noted that in order to accommodate the Commission desire for a change in the signage, as recommended in the report, an amendment to the original motion would be necessary to limit the size of the sign, and to clearly indicate to the petitioner that all signage would be submitted at the time of site development plan and building elevations review.

- The only roadway frontage for a business sign for Lou Fusz is along Highway 40, the development is not allowed to have a business sign fronting Chesterfield Airport Road. The existing entrance sign at Chesterfield Airport Road is considered to be a direction sign for which a variance was granted by the St. Louis County Board of Adjustment.

- Relative to the sidewalk, there is an intervening undeveloped parcel between the Fusz tract and the subject tract. At this point, the developer is proposing to provide sanitary sewage treatment on that site, which would require some type of easement for same.

- Signage for a "C-8" District would be of a size, type, and location as approved by the Planning Commission and the City Council. The Department recommended signage in keeping with that originally allowed on the Fusz site.

1. An amendment to the original motion was made by Commissioner McGuinness to change page 3, Condition 5.i. of Attachment A to delete the reference to a "free-standing sign," and replace it with a "monument sign." The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION OF COMMISSION

- The Ordinance Review Committee, in its review of the Sign Regulations, expressed preference for monument type signs in prominent areas within the City.

  Upon a roll call the vote was as follows: Commissioner Brown, yes; Mr. Cannon, no; Commissioner Kirchoff, no; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The amendment to the original motion passed by a vote of 6 to 2.**

COMMENTS/DISCUSSION OF COMMISSION

- Sidewalks could only be required along the frontage of the property along Chesterfield Airport Road.

Director Duepner stated that Condition 5.o. would be revised to indicate that a sidewalk shall be provided within the Chesterfield Airport Road right-of-way, or on the subject property adjacent to Chesterfield Road, and within the Caprice Drive easement, or on the subject property adjacent to Caprice Drive, as approved by the Planning Commission.

2. A motion to amend the original motion, as amended, to limit the size of the monument sign to fifty (50) square feet in outline area per facing, and extending no more than eight (8) feet above the elevation of the average finished ground elevation along the side of the building on the property facing the street, and that signage shall be reviewed by the Planning Commission at the time of site plan review, was made by Commissioner McGuinness. The motion was seconded by Commissioner Brown.

   Upon a roll call the vote was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The amendment to the original motion passed by a vote of 8 to 0.**

   Original Motion

   Upon a roll call the vote on the Original Motion for approval, as amended twice, was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended twice, passed by a vote of 8 to 0.**

Commissioner Dalton arrived at the meeting at this time.

B. P.Z. 15 & 16-91 Premier Homes, Inc.; a request for a change of zoning from "R-3" 10,000 square foot Residence District and "R-6" 2,000 square foot Residence District to "R-4" 7,500 square foot Residence District and a Planned Environment Unit Procedure in the "R-4" 7,500 square foot Residence District; west side of Olive Boulevard, south of West Drive.

Director Duepner presented the request and the Department's recommendation to approve the request subject to conditions in Attachment A of the report, and with the addition of Condition 4.o. to read:

Provide a fifteen (15) foot wide landscape buffer along the rear portion of lots adjoining "C-8" District zoned property to the west, and a twenty (20) foot wide landscape buffer on these portion of lots adjacent to the Olive Boulevard right-of-way.

COMMENTS/DISCUSSION BY COMMISSION

- If the access at Olive Boulevard were to be terminated, this would require a cul-de-sac, of some design, within the development.
- Clarification was given regarding the sidewalk along Olive that, if required, would be in the twenty (20) foot buffer area.
- Concern was expressed about possible elimination of access to Olive.
- Concern was expressed about the possible loss of two (2) proposed lots.
- Possible use of paver blocks at one of the entrances.
- If the entrance remains from Olive Boulevard, and West Drive is relocated, there would be approximate separation of 160 feet between entrances. West Drive would have both a right-turn and left-turn lane.
- Concern about denying access to Olive to this developer, when existing developments along Olive have access at this time.
- Sullivan-Hayes tract is currently zoned "Commercial." The approved preliminary site plan for this project includes the movement of West Drive in order to obtain the proper square footage to develop the approved commercial floor area.

- If the thirty-six (36) foot access is required from Olive, it could cause a problem with a reserve strip at West Drive. The petitioner could request an amendment to reduce the size of the lots affected.

- Concern over cut-through traffic.

- It was suggested that the developer be granted the flexibility to build smaller houses.

A motion was made by Commissioner Cannon to approve the petition, as recommended by the Department. The motion was seconded by Commissioner Scruggs.

1. Commissioner McGuinness made a motion to amend the original motion as follows:

   Reword Condition 4.f. to state:

   The access from Olive Boulevard shall be as approved by the Missouri Highway and Transportation Department and the City of Chesterfield; and

   Reword Condition 4.k. to state:

   To provide one (1) stub street to the east, at West Drive, as directed by the Department of Public Works and the Department of Planning/Economic Development.

   The motion was seconded by Commissioner Brown.

COMMENTS/CONCERNS OF COMMISSION

- Concern that if Olive is left open, and West relocates, Lot 1 would be sandwiched between traffic, and that the curb cuts would be too close with the amount of traffic generated from West Drive.

- It was noted that existing entrances to Hilltown are difficult to see and, therefore, could present a potential driving hazard.

  Upon a roll call the vote was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, no; Commissioner McGuinness, yes; Commissioner O'Brien, no; Commissioner Scruggs, no; Commissioner Sherman, no; Chairman Domahidy, no. **The original motion, as amended failed by a vote of 4 to 5.**

COMMENTS/CONCERNS OF COMMISSION

- Concern whether the proposed single-family development is appropriate for this site. Concern was raised about residential density in the Urban Core, between two (2) commercial developments, with no buffer.

- Concern about the appropriateness of private residential streets in the Urban Core area.

2. A motion to amend the original motion was made by Commissioner McGuinness for proposed right-of-way of thirty-two (32) feet. **The motion died for lack of a second.**

3. A motion to amend the original motion was made by Commissioner Sherman to eliminate the requirement of 1600 square foot minimum size for houses to provide more flexibility. The motion was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION OF COMMISSION

Commissioner Scruggs suggested that a minimum of 1200 square feet for the size of houses be required.

This amendment was accepted by Commissioners Sherman and Kirchoff.

The vote on the amendment to the original motion to limit the size of houses to 1200 square feet was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, no; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended, passed by a vote of 7 to 2.**

4. A motion to amend the original motion, as amended, was made by Commissioner Kirchoff to provide pedestrian access to Hilltown Center, as required and approved by the Planning Commission. The motion was seconded by Commissioner Cannon. Upon a roll call the vote was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dalton, no; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, yes; Commissioner Scruggs, no; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended passed by a vote of 6 to 3.**

5. A motion to amend the original motion, as amended, was made by Commissioner O'Brien to provide a six (6) foot high sight-proof fence adjacent to Hilltown in lieu of a landscape buffer. **The motion died for lack of a second.**

6. A motion to amend the original motion, as amended, was made by Commissioner O'Brien to provide a six (6) foot high sight-proof fence adjacent to Hilltown Village, with a ten (10) foot landscape buffer. The motion was seconded by Commissioner McGuinness. **The amendment failed by a voice vote of 1 to 8.**

7. A motion to amend the original motion, as amended, was made by Commissioner O'Brien to provide a six (6) foot high sight-proof fence from Olive Street Road, along the Hilltown Village perimeter to the point where the common ground begins, with the ten (10) foot landscape buffer. **The motion died for lack of a second.**

The vote on the original motion, with two (2) amendments to (create minimum size house of 1200 square feet, and provides for pedestrian access to Hilltown) was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dalton, no; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, no; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The original motion, as amended twice, passed by a vote of 7 to 2.**

Commissioner Brown requested a Minority Report on the issue of closing the Olive Street Road access point.

The meeting was recessed for five (5) minutes.

Commissioner McGuinness did not return to the meeting after the recess.

C. P.Z. 17-91 City of Chesterfield Planning Commission; a proposal to amend Section 1003.168 Sign Regulations, and Section 1003.020 Definitions of the Chesterfield Zoning Ordinance relative to wall signs.

Planning Specialist Hanke stated the proposal to amend the Zoning Ordinance as outlined in Attachment A of the Department's report.

COMMENTS/DISCUSSION OF COMMISSION

- Clarification of the provision for wall signs.

- The Committee is proposing to move towards use of the monument type signage, whenever/wherever possible.

A motion to approve the amending of the Zoning Ordinance, as recommended by the Department of Planning, was made by Commissioner Scruggs. The motion was seconded by Commissioner Cannon. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 8 to 0.**

D. P.C. 84-87 Levinson Building and Realty Corporation (Chesterfield Estates); a request for a change in side yard setback requirements for a Planned Environment Unit in the "R-1" One-Acre Residence District, "FPR-1" Flood Plain One-Acre Residence District, "R-1A" 22,000 square foot Residence District, and "FPR-1A" 22,000 square foot Flood Plain Residence District; south side of Wild Horse Creek Road, west of Wilson Road.

Planning Specialist Hanke presented the request and the Department's recommendation to approve amending the PEU Ordinance to read as follows:

> 4.c. Side yard setback of eight (8) feet from adjoining property lines, with a minimum distance between structures of twenty (20) feet.

COMMENTS/DISCUSSION OF COMMISSION

- This recommendation may require some re-working of the proposed houses in relation to garage entrances.

- The Density Development Procedure allows for a two (2) foot reduction in the setback of the setback for the particular zoning district.

A motion to accept the Department's recommendation was made by Commissioner Scruggs and was seconded by Commissioner Sherman. Upon a roll call, the vote was as follows: Commissioner Brown, no; Mr. Cannon, yes; Commissioner Dalton, no; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 2.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

H. P.Z. 2 & 3-91 Miceli Company (Sycamore Ridge); PEU in "R-3" Residence District Site Development Plan; west side of Sycamore Drive, north of Kehrs Mill Drive.

Planning Specialist Hanke presented the request and the Department's recommendation of approval.

A motion was made by Commissioner Kirchoff to approve the request in accordance with the Department's recommendation. The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 8 to 0.**

I. D.L. 2-49 Spirit of St. Louis (Fab Pak); "M-3" Planned Industrial District Architectural Elevations; south side of Chesterfield Airport Road, west of Goddard Avenue.

Director Duepner stated that review of the site plan has not been completed, proposing a 51,300 square foot building to be located on the site. Outside storage area is proposed at the rear. The petitioner is requesting comment from the Planning Commission regarding the building elevations.

COMMENTS/CONCERNS OF COMMISSION

- A request was made for material samples for review.
- Several Commissioners expressed concern relative to the use of concrete masonry with frontage at such a prominent location.
- The parapet wall should be extended to screen rooftop mechanical equipment.
- There should be no exterior wall mounted mechanical equipment.

No vote was necessary on this item.

A. Westwood School (West County Seventy Day Adventist Church); "NU" Non-Urban District Amended Site Plan; south side of Conway Road, east of Appalachian Trail Drive.

Chairman Domahidy suggested that since the Commission has already reviewed the remaining items prior to the meeting, unless the members have specific questions that require a presentation by Department staff, the Commission could proceed to act on the item as it is brought before the Commission.

COMMENTS/QUESTIONS OF COMMISSION

- The Department required the school to place the circular turnaround at the rear of the property in order to avoid potential traffic problems.

- Should the school be expanded, the Department would re-examine site parking in more detail.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the request according to the Department's recommendation. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 8 to 0.**

B. P.C. 22-88 Charles Hennemeyer (Drew Station); "C-8" Planned Commercial District Roof-Top Mechanical Screening (Satellite Dish); east side of Clarkson Road, north of Baxter Road.

COMMENTS/DISCUSSION OF COMMISSION

- Clarification of the location of the satellite dish and screening.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the installation of the satellite dish, with no screening of the satellite dish. The motion was seconded by Commissioner Cannon

COMMENTS/CONCERNS OF COMMISSION

- Concern that additional screening could be more detrimental than helpful.

Director Duepner suggested that the wording of the motion be approval of the proposal as submitted, as opposed to denial of the screening; and that the motion be based on the fact that the mesh dish and this location provides a reasonable screening and blending of the dish with the structure.

The re-wording was accepted by Commissioner's Kirchoff and Cannon.

The motion passed by a voice vote of 7 to 1, with Commissioner Brown voting no.

C. P.Z. 10-91 Edward J. Shaheen, Jr.; CSP Site Development Plan in "NU" Non-Urban District; east side of Olive Boulevard, north of White Plains Drive.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the site plan with one modification, (i.e., the relative location of the fence and trees along the east property line be reversed so that the fences are adjacent to the parking area and the new trees along that fence are adjacent to the east property line). The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 8 to 0.**

D. P.Z. 27-90 Pauline T. and David D. Bolk; CSP Site Development Plan the "R-2" Residence District; south side of Olive Boulevard, west of Westbury Drive.

COMMENTS/CONCERNS OF COMMISSION

- Mrs. Bolk has been informed that there will be the need for possible future stormwater easement dedication.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the site plan subject to possible future stormwater control easement condition. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 8 to 0.**

E. Baxter Bend Shopping Center; Project Identification/Business Sign; south side of Clayton Road, east of Baxter Road.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve a forty-nine (49) square foot free-standing project identification/business sign for Baxter Bend. The motion was seconded by Commissioner Brown.

COMMENTS/CONCERNS OF COMMISSION

- Concern was expressed over the sign being partly erected in the parking lot. It was suggested that the petitioner look at alternatives for this sign.

- This action is approving the sign size and height, but not the location. The petitioner could also install directional signs at the entrance.

The motion passed by a voice vote of 7 to 1, with Commissioner Cannon voting no.

F. Old House in Hog Hollow; "NU" Non-Urban District Site Plan; south side of Olive Street, east of Stablestone Drive.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the site plan in accord with the Department's recommendation. The motion was seconded by Commissioner Sherman.

COMMENTS/CONCERNS OF COMMISSION

- Stormwater detention will be addressed at some future date, should the need occur.

The motion passed by a voice vote of 8 to 0.

G. P.C. 78-82 Alvin D. Vitt & Company (Chesterfield Valley Center); "M-3" Planned Industrial District Architectural Elevations; west side of Goddard Avenue, north of Chesterfield Airport Road.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the architectural elevations subject to the spacing of the horizontal reveals, as utilized in the office portion of the building, be continued around the entire structure. The motion did not include screening of HVAC, which would be addressed in future review. The motion was seconded by Commissioner Cannon.

The motion passed by a voice vote of 8 to 0.

COMMITTEE REPORTS

A. Ordinance Review Committee

Chairman Domahidy stated the Ordinance Review Committee will meet on Monday, August 19th, at City Hall, at 7:00 p.m., to further review Sign Regulations.

B. Architectural Review Committee - No report.

C. Site Plan/Landscape Committee - No report.

D. Comprehensive Plan Committee - No report.

E. Procedures Committee - No report.

Chairman Domahidy called attention to the fact that everyone did agree to develop Committee work plans for the year, and the time for completion was set for the end of September. The Committees will share copies of the plan with all Commission Members so that all have an overall view. She further stated that there was considerable discussion about the concept of vision, and the Committee shared the opinion that Chesterfield is a "good place to live."
Chairman Domahidy thanked Mayor Leonard and Councilmember Hathaway for comments regarding plans that are underway, and Mr. Herring for his presentation at the Quarterly Meeting.

The meeting adjourned at 10:12 P.M.

Walter Scruggs,
Secretary

[MIN8-12]