

Revised 8/31/90
sl

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 13, 1990

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Ms. Mary Domahidy
Mr. William Kirchoff
Mr. Les Golub
Mr. Dave Dalton
Mrs. Pat O'Brien
Mr. Walter Scruggs
Mr. Doug Beach, City Attorney
Councilmember Dick Hrabko, Ward IV
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Miss Michelle Lamunion, Secretary

ABSENT

Mr. Jamie Cannon
Councilmember Betty Hathaway

INVOCATION: Father Joseph Pins, Ascension Catholic Church.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARING - Commissioner Golub read the opening comments.

- A. P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District for a 12.0 acre tract of land located on the north side of Wildhorse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive. Requested uses include the boarding, breeding and training of horses and other related activities.

Speaking on behalf of the petitioner was Mr. Richard Barr, Clayton Engineer Company.

- Mr. Barr gave a description of the Hirsch property and the surrounding area. The existing uses around the property in question are all "NU" Non-Urban.

This is a heavily wooded area surrounded by three houses to the south and southwest on three acre lots; to the east is farmland; around to the north and west there is another undeveloped tract of land; and immediately north of the Hirsch property is Royal Oak Ranch (Stables).

- Existing use of the property is a private breeding and training stable for Mr. Hirsch. There is an existing covered arena, an existing barn, and an apartment which is occupied by a trainer.
- New facilities will include one additional barn, which will be screened from the view of the road.
- The riding arena, which is an open graded area, will be leveled out, and a fence will be placed around the arena.
- Proposed parking areas will be gravel, and this area will be located between the existing barn and the new facility.
- Petitioner is requesting to enlarge apartment to a 24' x 24' unit. This will include more living area. This will not include more bedroom space or office space.
- He is also requesting to add twenty-eight (28) stalls to the new barn, two throughways, a tack room, feeding room, washroom, utility room, and restroom.

Comments from Mr. Maurice Hirsch.

- Mr. Hirsch mentioned that he is already allowed to breed and train horses. His request mainly concerns expansion and ability to open his stable to public boarding.
- This will not be a stable that is opened to the general public for the purpose of riding. Riding will be allowed by boarders, and riding will be contained to the indoor and outdoor arena.
- Materials to be used on the proposed barn will be similar to the material used for the existing barn. Additional landscaping will be provided.

QUESTIONS/COMMENTS BY COMMISSION MEMBERS

- Commissioner Kirchoff questioned Mr. Hirsch on site access.
- Commissioner Dalton discussed lighting and the possibility of night riding.

- Commissioner Domahidy sought clarification on stalls to be added.
- Commissioner Brown questioned Mr. Hirsch on signage and the possibility of dangerous traffic situations that may occur when people are looking for the sign for the Hirsch property.
- Councilmember Hrabko questioned Mr. Duepner on staff procedures. The question was brought up because of certain recommendations made by St. Louis County.
- Commissioner Kirchoff questioned Mr. Hirsch on additional outdoor facilities.
- Commissioner O'Brien questioned Mr. Hirsch on additional traffic flow through the area. Commissioner O'Brien also questioned Mr. Hirsch on the frequency of visits by people who would board horses at the facility.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION -

Mr. Rick Meyer, Manager, Royal Oak Ranch, 17843 Wildhorse Creek Road.

Mr. Harold Arbeitman, 18211 Wildhorse Creek Road, speaking on behalf of Royal Oak Ranch as an individual.

Mr. Robert Greer, 215 Tuma Lane, speaking as an individual.

Mr. Jerry Tuma, 207 Tuma Lane, speaking as an individual.

Mrs. Barbara Tuma, 207 Tuma Lane, speaking as an individual.

- Concerns raised by opponents of the petition were: privacy; landscaping issues; increased commercial activity on property; increased traffic in the area; neighbors are requesting that the environment be user friendly; shared access between Hirsch property and Royal Oak Ranch; smell and sight of additional horses on property and decreased property value.

REBUTTAL

- Mr. Hirsch indicated that there would not be a problem installing additional landscaping to provide screening from neighboring homes.
- Mr. Hirsch indicated that passing is not a problem on the shared access road.

- Request from Commissioner Kirchoff that parking be located in an area that will keep cars screened from view on Tuma Lane.
- Chairman McGuinness asked Mr. Hirsch if there would be a problem widening the road for easier ability to pass if traffic became a problem on the road. Mr. Hirsch stated that it would not be a problem, however, he did mention that he did not feel that the widening would be necessary.

A show of hands indicated: Favor - 8 Opposed - 7

APPROVAL OF THE MINUTES

The Minutes were approved from July 23, 1990.

COMMITTEE REPORTS

Comprehensive Plan Committee

Commissioner Domahidy stated that the Committee activities have not yet commenced. Councilmember Hathaway and Bill Hawn, Director of Public Works/City Engineer have been out-of-town.

Ordinance Review Committee

Commissioner Brown stated that the summary of their meeting has been handed out to members of the Planning Commission and there are no further reports.

Architectural Review Committee

Mr. Duepner presented report on behalf of Commissioner Cannon. Letters have been sent out to local jurisdictions asking about requirements on architectural review and landscaping requirements. The staff will begin reviewing information as the response from local jurisdictions are received. Summaries will be presented to the appropriate Committee.

Landscape Sub-Committee

Initial meeting and same type of action is being done by Landscape Sub-Committee as the Architectural Review Committee.

OLD BUSINESS

Chairman McGuinness requested an update in the Planning Commission list. Changes to be made are:

1. Commission Dalton's zip code be changed to 63005
2. Councilmember Betty Hathaway is from Ward I.

The Commission discussed Germantown.

Councilmember Hrabko expressed his opinion of the trip. He mentioned that there were no objections from the Planning/Economic Development Committee to the trip. Two questions were raised:

- 1) Is Germantown an appropriate example of desirable landscaping and other zoning regulation use?
- 2) Is it necessary for the entire Planning Commission to make the trip?

Germantown matter was tabled for discussion at the end of the meeting.

Discussion of Lenette Realty and the addition of two extra curb cuts occurred.

The Commission also discussed the general review process of petitions and the possibility of a Commission Liaison to the Planning and Economic Development Committee.

NOTE: Councilmember Hrabko left the meeting at this time.

A motion was made by Mr. Golub to direct the Department to transmit a letter to the City Council on behalf of the Commission reaffirming its original recommendation that only two (2) curb cuts serve the Lenette Realty development, that there be only two (2) freestanding signs permitted for the development, and that the maximum height of any roof be maintained at twenty (20) feet. The motion was seconded by Ms. Domahidy.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Dalton, no; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes.

Note: Change Mr. Dalton's vote to a yes.

The motion passed by a vote of 8-0.

Chairman McGuinness, on behalf of Councilmember Hrabko, suggested the Planning Commission consider awarding certain entities in Chesterfield for quality landscaping. This award could be given monthly, quarterly, annually or when it is deserved.

NOTE: Mr. Golub left the meeting at this time.

Mayor Leonard suggested that the award be issued as a Proclamation to avoid the Planning Commission giving endorsement to a commercial entity.

Mrs. O'Brien pointed out that it was her idea that it might be a nice City PR idea regarding the landscape award, but that she was concerned that it could become an advertising opportunity for the developer.

NOTE: Mr. Golub returned to the meeting at this time.

Ms. Domahidy made a motion to have this award discussed in detail by the Landscape Committee. The motion was seconded by Ms. Brown.

The motion passed by a voice vote of 7 to 1.

NOTE: Mr. Beach left the meeting at this time.

NEW BUSINESS

- A. P.Z. 10-90 Riverdale Homes, Inc.; "NU" Non-Urban District to "R-2" 15, 000 square foot Residence District; east side of White Road, approximately 150 feet south of Green Trails Drive South.

Planning Technician Olson presented the Department's recommendation to approve the request to rezone the 2.7 acre tract from "NU" Non-Urban to "R-2" Residence District.

NOTE: Mr. Beach returned to the meeting at this time.

A motion to approve, subject to the Planning Department's recommendation, was made by Mr. Kirchoff. The motion was seconded by Mr. Golub.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Commissioner O'Brien wanted to make known her opposition to stub streets where there will be a six family development.
- Concerns of what will happen to the physical appearance of the private roadway.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- B. P.Z. 11-90 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.182 Commercial Service Procedure.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval of the amendment to Section 6, stating that the site coverage will not exceed 50% of the size of the existing lot and the recommendation for approval of the other revisions as noted in the report.

A motion to approve the revisions based on the Planning Department's report was made by Mrs. O'Brien and seconded by Ms. Brown.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- C. P.Z. 12-90 City of Chesterfield Planning Commission; A proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.410 Penalties for Violation of Zoning Ordinance.

Planning Specialist Kleiner presented the request and the Department's recommendation to revise the Zoning Ordinance to reflect what is stated in State statutes to provide for consistency in language and prevent any future legal problems resulting from any future inconsistency in fines; therefore, the Department recommends approval of the amendment to Section 1003.410 as stated in the report.

A motion to approve the revisions based on the Planning Department's report was made by Ms. Brown and seconded by Mrs. O'Brien.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- The six months jail term will be reduced to three months. (Three months for everyday the Ordinance is violated.)

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

- D. P.Z. 18-89 Charles Liebert (Westerly); a request for amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road, south of Georgetown Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the requested sideyard setbacks for Westerly Place.

A motion to approve the requested reduction in sideyard setbacks from 10 feet to 8 feet with a twenty foot minimum distance between structures was made by Mr. Golub and seconded by Ms. Brown.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

Mr. Kirchoff stated his dissatisfaction with sideyard setbacks. He feels that all sideyard requirements are too small.

Mr. Dalton also opposes a reduction in sideyards.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Dalton, no; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Mrs. O'Brien, no; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 5-3.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 26-89 Midland-Capitol Properties II (Chesterfield Crossing); Boundary Adjustment Plat west side of Clarkson Road, at Lea Oak Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the plat.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- This does not entitle Chesterfield Crossing to another sign.
- Concerns as to why the Boundary Adjustment Plat and the Site Plan did not come before the Planning Commission at the same time.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the petitioner's request. The motion was seconded by Commissioner Scruggs.

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

- B. P.Z. 5-90 Gerald Kerr Homes (Amherst); PEU in "R-2" Residence District Site Development Plan and Building Elevations; north side of Conway Road, at the terminus of White Plains Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the Site Development Plan and Building Elevations for Amherst Subdivision.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the above items with certain exceptions. 1. Street trees be of a density of twenty-five (25) feet on center, on average, as opposed to one (1) per lot; 2. Approval does not include Lots 21 and 22 because of the desire to retain the three (3) large trees on Lot 22; 3. That there be a landscape plan for the border along Conway Road. The motion was seconded by Mr. Scruggs.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Approval is being withheld on Lots 21 and 22 subject to satisfactory plans being submitted to indicate the three (3) large trees on Lots 21 and 22 will be saved.
- Problem with street trees.
- Mayor Leonard stated that Public Works has made a survey of acceptable street trees.
- Consider landscaping other than trees (bushes, shrubbery, etc).
- Kehrs Mill Estates in Clarkson Valley is a good example of subdivision landscaping.

The motion was defeated by voice vote of 0 to 8.

Mr. Kirchoff made a motion to approve the petition, with the exception that the street trees be installed on average at 25 feet on center; the developer submit a landscape plan for the border of the project along Conway Road; and the three (3) large oak trees on Lot 22 be able to be saved. The motion to approve was seconded by Ms. Brown.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Mrs. O'Brien does not feel that there is room for a house on Lot 22 because of the location of the trees.
- The question of one of the trees being located in a sink hole was raised.

- Sid Kolton from Sterling Engineering explained that the tree may be lost if they do find that the tree is located in a sink hole.

The motion passed by a vote of 8 to 0.

- C. P.C. 22-88 Charles Hennemeyer, Inc. (Savings of America); "C-8" Planned Commercial District Exterior Mosaic; east side of Clarkson Road, north of Baxter Road.

Planning Technician Olson presented the proposed mosaic for review by the Planning Commission.

A motion to deny the proposed mosaic was made by Mr. Dalton, and seconded by Mr. Golub.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Concerns about the interaction between Savings of America and the local Historical Committee.
- Concerns over the validity of the mosaic as a representation of Chesterfield's history.
- Request to look for another type of mosaic for the building.

A motion was made to table the request, for discussion by the Historical Committee, by Ms. Domahidy. The motion was seconded by Ms. Brown.

The motion to table was approved by a voice vote of 8 to 0, and takes precedent over the original motion made for denial.

- D. Schoettler Estates Subdivision (Lot 1); Boundary Adjustment Plat; south side of Highcroft Drive, approximately 500 feet west of Schoettler Road.

Planning Technician Olson presented the Department's request to approve the Boundary Adjustment Plat for Schoettler Estates Subdivision (Lot 1).

A motion to approve was made by Mrs. O'Brien and seconded by Ms. Brown.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

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

- E. Taylor-Morley-Simon (Oaktree Estates); PEU in "R-2" Residence District Amended Site Development Plan and Architectural Elevations; west side of Schoettler Road, north of Highcroft Drive.

NOTE: Chairman McGuinness left the meeting at this time.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the requested petition based on the recommendation that the gates be operated by the push button combination security lock.

A motion to approve the request based on the Department's recommendation was made by Mr. Kirchoff, and seconded by Mr. Scruggs.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Mrs. O'Brien voiced concerns over the type of material used for fencing at the gatehouse.
- Mrs. O'Brien voiced a concern regarding the sidewalk materials.

NOTE: Chairman McGuinness returned to the meeting at this time.

A motion to table the request pending Architectural Review was made by Mrs. O'Brien, and was seconded by Ms. McGuinness. The motion was defeated by a voice vote of 6 to 2.

A second motion to approve the request based on the Department's recommendation was made by Mr. Kirchoff, and seconded by Mr. Scruggs. The motion passed by a voice vote of 7 to 1.

NOTE: Second tape ends and the third tape does not pick up following discussion or P.C. 93-88 Daniel Stegmann.

- F. P.C. 93-88 Daniel Stegmann; "C-8" Planned Commercial District Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wildhorse Creek Road.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the Site Development Concept Plan for Daniel Stegmann, with the conditions stated in the report.

A motion to approve the request was made by Mr. Kirchoff, and seconded by Ms. Domahidy.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

The motion passed by a voice vote of 7 to 1.

ADDITIONAL DISCUSSION

Discussion of Change of Procedure regarding the order in which items are presented to the Planning/Economic Development Committee, presented by Mr. Duepner.

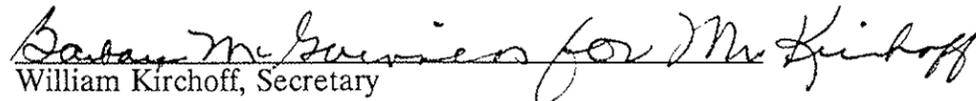
Mr. Scruggs and Ms. Brown, Ms. Domahidy and Chairman McGuinness will be on the Planning Commission Procedures Committee. Mr. Scruggs was appointed as Chairman.

The Commission voted 8 to 0 to have a Liaison to the Planning/Economic Development Committee.

Discussed Planning Commission trip to Germantown, Tennessee. Chairman McGuinness requested more information be presented to the Planning Commission regarding trip to Germantown.

Planning/Economic Development Committee is requesting information regarding cost, necessary arrangements to be made, etc.

The meeting adjourned at 11:15 p.m.


William Kirchoff, Secretary