

V

MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
August 14, 1989

=====

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

PRESENT

ABSENT

- |   |                                     |
|---|-------------------------------------|
| Chairman Barbara McGuinness                                   | Mr. Dick Hrabko, Ward IV Councilman |
| Mr. Edward Bidzinski  |                                     |
| Ms. Mary Brown  |                                     |
| Mr. Charles Bryant  |                                     |
| Ms. Kimberly Burnett  |                                     |
| Ms. Mary Domahidy   |                                     |
| Mr. Lester Golub  |                                     |
| Mr. William Kirchoff  |                                     |
| Dr. Alan Politte  |                                     |
| Mr. Doug Beach, City Attorney                                 |                                     |
| Ms. Betty Hathaway, Ward I Councilman                         |                                     |
| Mr. Jerry Duepner, Director of Planning/Economic Development  |                                     |
| Ms. Anna Kleiner, Planning Specialist                         |                                     |
| Ms. Sandra Lohman, Executive Secretary Department of Planning |                                     |

INVOCATION: Mr. Jerry Duepner, Director of Planning/Economic Development.

PLEDGE OF ALLEGIANCE: Mr. Dan Olson, Planning Technician.

INTRODUCTORY REMARKS - Commissioner Chuck Bryant

PUBLIC HEARING:

- A. P.Z. 26-89 Midland-Capitol Properties II; a request for a change of zoning from "NU" Non-Urban District to "C-8" Planned Commercial District and an Amended "C-8" Planned Commercial District for a 3.2 acre tract of land, and a 6.9 acre tract of land, respectively, located on the west side of Clarkson Road, immediately south of Fontaine Drive. Proposed uses: Permitted Uses within the "C-2" and "C-3" Commercial Districts.

Mr. Jim Murtha, a partner in the Midland Development Group, spoke on behalf of the request. He stated the purpose of the petition was to acquire the existing Chic Hardware store and the Westover Nursery properties on Clarkson Road, and combine both properties under a new zoning. The purpose is also to construct a new shopping center, as well as provide additional improvements to

the existing Chic Hardware Store building. (Mr. John Silverman assisted with the presentation.) Mr. Murtha stated that the site would be constructed in conjunction with the improvements to Clarkson Road. The proposed buildings would encompass a total of 64,750 square feet; Building A would be 31,800 (presently Chic Hardware), Building B would be 10,550 square feet (contiguous with existing Chic Hardware building), Building C would be 6,000 square feet, Building D would be 12,900 square feet, and Building E proposed at 3500 square feet, could probably serve as a financial institution. He further stated that the developer intended to exceed all of the City's requirements for landscaping throughout the entire perimeter of the project. He mentioned that the existing Shell Oil pipeline, which currently runs throughout the project, would be covered with a fountain and additional landscaping in a courtyard. He stated all exterior materials will consist of brick, slate roofs, awnings, and some tile similar to the Talbot's building across Clarkson Road in Dierbert's Marketplace. He said the ten (10) foot buffer, which presently exists along the Chic Hardware Store, would be maintained and enhanced with additional landscaping and a new fence around the rear area. Behind the existing Westover area, the petitioner is proposing to install a fifteen (15) foot wide median with a berm 6' high and a decorative 6' fence placed on top of the berm. The existing large trees will be maintained. He said the fence will run behind the two existing detention basins, which will meet MSD criteria and standards. Two entrances are proposed for the project.

Chairman McGuinness inquired whether Toys "R" Us would be a possible tenant.

Mr. Murtha responded no. A large anchor store will be sought after, but at this point nothing is finalized.

Mr. Kirchoff inquired about the parking.

Mr. Murtha stated that 356 spaces are being requested, as required.

Ms. Burnett inquired about restaurants.

Mr. Murtha stated that the developer would like some type of sit-down restaurant to utilize the courtyard.

Ms. Brown asked what signage is desired.

Mr. Murtha said the developer would prefer two (2) monument signs with landscaping.

Ms. Brown asked about the existing trees.

Mr. Murtha said the developer will either preserve the existing trees, or try to relocate same.

Ms. Domahidy inquired about the access to the project.

Mr. Murtha stated that the proposed access may be changed as the State Highway Department develops Clarkson Road.

Ms. Domahidy asked which "C-2" or "C-3" uses would be utilized.

Mr. Murtha said the developer is not sure, but there would be no bars, taverns, arcades, auto parts stores, or service stations. He stated that it would be quality uses. He stated the developer would like to upgrade the existing Clarkson Square, which is now owned by Capitol Land.

Ms. Burnett inquired about other developments with which the petitioner has been involved.

Mr. Murtha named West Park Center (Mason and Olive), Village Square Shopping Center (270 and North Lindbergh), St. Ann's Square (St. Charles Rock Road), and Plaza Frontenac (Lindbergh Boulevard).

SPEAKERS IN FAVOR:

Mr. Robert Hixson, 16284 Lea Oak Court, spoke as an individual.

Mr. Harlan Nissenbaum, 16205 Lea Oak Drive, spoke as a resident/owner of Clarkson Grove Condominiums.

Mr. Gordon Wells, 16360 Bellingham Drive, spoke as a Trustee of Sycamore Subdivision.

Mr. Ed Kerker, 16256 Lea Oak Court, spoke as an individual.

SPEAKERS IN OPPOSITION:

Mr. Gil Sherman, 1895 Schoettler Valley, spoke as an individual.

REBUTTAL

Mr. Murtha stated the following:

- o The existing trees would remain.
- o The proposed 6' berm and 6' fence would provide additional buffering and dissuade existing pedestrian traffic on Fontaine Drive.
- o Lighting would be installed on the buildings at the rear of the project, to be directed downward.
- o Parking in the rear would be for employees only.
- o The detention basins would meet the MSD and City of Chesterfield specifications.

- o Construction would begin about February or March of next year, to concur with the State roadway improvements.
- o The type of restaurant desired (family, sit-down) would have hours within the range of 11:00 a.m. to 11:00 p.m., so as not to present a noise problem to surrounding residents.

A show of hands indicated 45 in favor, and 3 against.

Chairman McGuinness called for a 5 minute recess.

APPROVAL OF THE MINUTES: The minutes from the Planning Commission Meeting of July 24, 1989 were approved.

COMMITTEE REPORTS:

Comprehensive Plan Committee:

Ms. Domahidy stated that the document on the Issue and Policy Statements was reviewed and endorsed by the City Council at its meeting on August 7, 1989. She said the next process involves preparing the Land Use element, and Mr. Jerry Duepner would present the revised schedule.

Mr. Duepner stated the revisions would move the workshops to October, so that the Consulting Team and Comprehensive Plan Steering Committee would have ample time to prepare the mapping. He said the workshops would be held in Council Chambers at City Hall about 7:00 p.m., and as before, all meetings are open to the public. He further stated that letters will be sent to all members of the Citizen Advisory Committee advising them of what has taken place, and proposed future meetings/workshops, as well as giving them ample time to review the maps before the workshops.

ORDINANCE REVIEW COMMITTEE:

Mr. Chuck Bryant said the Committee met to discuss the proposed City of Chesterfield Zoning Ordinance Amendments to Sections 1003.200 Administration, Enforcement, and Permits; Section 1003.410 Penalties for Violation of Zoning Ordinance of the City of Chesterfield; and Section 1003.168 Sign Regulations.

- A. P.Z. 17 & 18-89 Charles Liebert; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District, and a Planned Environment Unit in the "R-1A" 22,000 square foot Residence District for a 15.67 acre tract of land; west side of Schoettler Road, at Westerly Drive.

Mr. Duepner presented the request and the Department's recommendation of approval with conditions listed in Attachment B.

A motion to approve the recommendation was made by Ms. Domahidy and seconded by Mr. Bryant.

Amendments to the motion were made as follows:

- o The 35,000 square foot area of lots fronting Schoettler Road shall be determined prior to dedication of right-of-way for Schoettler Road.
- o Landscape buffer should be provided along the north line of Lots 24, 25 and 26.
- o Landscape buffer should be provided along the south portions of Lots 1, 3, and 4.

The amendments were accepted to the motion. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-1.

#### NEW BUSINESS

- A. P.Z. 22-89 Cinton Development, Inc.; a request for an Amended Planned Environment Unit in the "R-2" 15,000 square foot Residence District and the "R-3" 10,000 square foot Residence District for a 15.6 acre tract of land; north side of Olive Boulevard, west of Western Mill Road.

Mr. Duepner stated that, due to the lack of an agreement between the petitioner and existing property owners, the Department recommends this matter be held until the Commission's next meeting on August 28, 1989.

A motion to hold the petition was made by Mr. Bryant and seconded by Mr. Golub. The motion was approved by a voice vote of 9 to 0.

- B. P.Z. 23-89 Long Road Realty Venture, Inc.; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District and an Amended "C-8" Planned District for a 0.4 acre tract of land and a 1.5 acre tract of land, respectively; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Ms. Kleiner stated the request and the Department's recommendation of approval with conditions stated in Attachment B.

The Commission noted that additional landscaping should be provided along the north property line of the existing "C-8" District zoned property.

A motion to approve the request was made by Mr. Golub and seconded by Mr. Bryant. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

C. P.Z. 24-89 Stonebriar Development Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for a .3 acre tract of land; approximately 500 feet east of the intersection of Clarkson and Kehrs Mill Roads.

AND

D. P.Z. 25-89 Stonebriar Development Corporation; a request for a Planned Environment and an Amended Planned Environment Unit in the "R-2" 15,000 square foot Residence District, and the "R-3" 10,000 square foot Residence District for a 69.7 acre tract of land; approximately 200 feet east of the intersection of Clarkson and Kehrs Mill Roads.

Mr. Duepner presented the request and the Department's recommendation of approval with inclusion of Condition 4r, as indicated in the Department's report.

A motion to approve the request was made by Ms. Burnett and seconded by Dr. Politte. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

E. Report from the Director of Planning/Economic Development concerning a request of the Planning and Economic Development Committee for review of "FP" Flood Plain District regulations.

Mr. Duepner stated the request and the Department's recommendation that the matter be referred to the Ordinance Review Committee for consideration of amending the City of Chesterfield Zoning Ordinance.

A motion to refer this matter to the Ordinance Review Committee was made by Mr. Golub and seconded by Ms. Brown. The motion passed by a voice vote of 9-0.

F. Correspondence from Mr. Richard Barr requesting amendment of Planned Environment Unit Ordinance for Westfield Farms (P.C. 111-79 Mason Cassilly, Inc.); west side of Schoettler Road at Grantley Drive.

Mr. Duepner stated the Department's recommendation to hold this item until the next Planning Commission meeting.

A motion to hold the item was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 9-0.

G. Correspondence from Mr. John P. King appealing Planning Commission denial of extension of time for commencement of construction of P.C. 89-83 Chesterfield Village (Willow Creek Apartments); north side of Olive Boulevard, west of West Drive.

Mr. Duepner stated the request and the Department's recommendation of approval of a one (1) year extension for the commencement of construction, subject to the submittal of architectural elevations for review and approval by the Planning Commission prior to the commencement of construction.

A motion to approve the request was made by Ms. Domahidy and seconded by Mr. Golub. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, no; Ms. Burnett, no; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Politte, abstain; Chairman McGuinness, yes. The motion failed by a vote of 4-4-1.

A motion to deny the request was made by Mr. Bryant and seconded by Ms. Burnett. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, no; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Politte, abstain; Chairman McGuinness, no. The motion failed by a vote of 4-4-1.

Since neither motion passed due to a lack of a majority, the matter was held until the next Planning Commission meeting.

H. Correspondence from Mr. David Carney requesting amendment of "C-8" District Ordinance for Valley Center (P.C. 108-84 Barken and Dubinsky); south side of Chesterfield Airport Road, east of Long Road.

Mr. Duepner presented the request and the Department's recommendation of approval with conditions stated in the Department's report.

A motion to approve the request was made by Mr. Kirchoff and seconded by Ms. Brown. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 9-0.

#### Site Plans, Building Elevations, and Signs

A. P.C. 1-88 DeShetler, Inc. (Chesterfield Square); "C-8" Planned Commercial District site plan and building elevations; west side of Olive Boulevard, south of Chesterfield Village Parkway.

Ms. Kleiner presented the request and the Department's recommendation of approval with conditions stated in the Department's report.

A motion to approve the request was made by Mr. Golub and seconded by Ms. Domahidy. Upon discussion the following amendments were made to the motion.

- o All sides of both buildings be of brick veneer, with no concrete foundation exposed.
- o Any concrete retaining wall area be painted an earth-tone color to blend with the brick veneer.

- o Larger trees are to be placed within the islands at the two ends of the parking lot.
- o Additional landscaped islands shall be provided at midpoints in the parking lot.
- o Landscaping (a combination of evergreens and deciduous trees) should be placed to the rear of Buildings A and B, as indicated on the plan.
- o Landscaping should be planted along the concrete retaining wall, either growing up and/or down, to help obscure it from view.

Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-1.

- B. P.C. 80-88 Shell Oil Company (Wildhorse Subdivision); PEU in "R-1" District site development plan; south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Mr. Duepner presented the request and the Department's recommendation of approval.

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

Mr. Kirchoff asked that the Department discuss the following matters with the petitioner:

- o The developer is to consider lowering of the grades on Lots 3 and 4 by two (2) to three (3) feet.
- o The easement northward from Lots 3 and 4 are to extend to intersect with Wild Horse Creek Road right-of-way.
- o Provide landscaping per prior Commission approval of August 8, 1989.

The motion passed by a voice vote of 9 to 0.

- C. Sycamore Place Subdivision; temporary subdivision direction sign; north side of Clarkson Road, east of Wilson Road.

Ms. Kleiner presented the request and the Department's recommendation of approval of a thirty-two (32) square foot sign.

A motion to approve the request was made by Mr. Golub and seconded by Ms. Burnett. The motion passed by a voice vote of 9 to 0.

D. Parcel C-106 of Chesterfield Village (Casa Gallardo); "C-8" District amended site development plan; south side of Chesterfield Airport Road, east of Chesterfield Village Parkway.

Ms. Kleiner presented the request and the Department's recommendation of approval with conditions stated in the Department's report.

A motion to approve the request was made by Ms. Brown and seconded by Mr. Kirchoff. The motion passed by a voice vote of 9 to 0.

E. P.C. 22-88 Hennemeyer Co. (Savings of America); "C-8" District building elevation; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated that the Department was in receipt of a plan submitted by the petitioner which varies somewhat from that approved by the Planning Commission, and is of the opinion that the matter should be brought back to the Commission for its consideration.

A motion to deny the request was made by Mr. Bidzinski and seconded by Mr. Golub. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, no; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Politte, yes; Chairman McGuinness, yes. The motion failed by a vote of 5-4.

The Department noted that the revised elevation indicated a granite exterior on the extended entry-ways, with a glass-reinforced concrete cornice along the upper portion, rather than a combination of granite, marble and glass-reinforced concrete cornice.

A motion to approve the request was made by Ms. Burnett and seconded by Ms. Domahidy. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, no. The motion passed by a vote of 8 to 1.

F. Chesterfield Estates Subdivision; temporary subdivision direction sign; west side of Long Road, just south of the Southwestern Railroad Tracks.

AND

G. Chesterfield Estates Subdivision; temporary subdivision direction sign; south side of Chesterfield Airport Road, approximately 1000 feet east of Wild Horse Creek Road.

Ms. Kleiner presented the requests and the Department's recommendation of approval of two thirty-four (34) square foot sign at each of the locations.

A motion to approve the requests was made by Ms. Domahidy and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, no; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, no. The motion passed by a vote of 6 to 3.

H. P.C. 37-82 Dean and Onie Boulware; amended site plan for Conditional Use Permit #435 in the "NU" Non-Urban District; north side of Wild Horse Creek Road, east of Eatherton Road.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the request was made by Mr. Bryant and seconded by Mr. Kirchoff. The motion passed by a voice vote of 9 to 0.

The meeting adjourned at 10:20 p.m.

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Mr. Charles Bryant - Secretary