

[REVISED 8/28/95]

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
AUGUST 14, 1995



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

**PRESENT**

Mr. Rick Bly  
Mr. Fred Broemmer  
Mr. Michael Casey  
Mr. Dave Dalton  
Mr. Robert Grant  
Mr. Allen Yaffe  
Chairman Barbara McGuinness  
Council Liaison Ed Levinson (Ward II)  
Mr. Douglas R. Beach, City Attorney  
Mr. Jerry Duepner, Director of Planning  
Ms. Laura Griggs-McElhanon, Assistant Director of Planning  
Mr. Joe Hanke, Planner II

**ABSENT**

Ms. Patricia O'Brien  
Ms. Linda McCarthy

**INVOCATION** - Commissioner Michael Casey

**PLEDGE OF ALLEGIANCE** - All

II. **PUBLIC HEARING:** Commissioner Bob Grant read the "Opening Comments"

- A. **P.Z. 25-95 St. Joseph Institute for the Deaf**; a request for an amendment to an existing "C-8" Planned Commercial District approved by St. Louis County via Ordinance Number 13,013 for an 8.65 acre tract of land; located on the northwest side of Clarkson Road approximately 500 feet south of the intersection of Baxter Road and Clarkson Road. Proposed Use: Specialized private school with associated dormitory/group living facility. (Locator Number 19T340103)

Planner II Joe Hanke gave a slide presentation of the subject site and surrounding area.

Mr. Robert Boland spoke on behalf of the petitioner for P.Z. 25-95 St. Joseph Institute for the Deaf.

**SPEAKERS IN FAVOR** - None

**SPEAKERS NEUTRAL** - None

**SPEAKERS IN OPPOSITION:** - None

**REBUTTAL** - Waived

III. **SITE PLANS, BUILDING ELEVATIONS AND SIGNS.**

- A. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Resubdivision Plat of Lot 6; north side of Olive Boulevard, east of West Drive.

Commissioner Grant made a motion to **approve** the Record Plat for Braefield Subdivision. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 7 to 0.

- B. **P.Z. 23-94 Joseph and Edith Ernst (Goodyear)**; "C-8" Planned Commercial District Site Development Plan, Landscape Plan and Architectural Elevations; east side of Chesterfield Parkway North, south of Olive Boulevard.

Commissioner Casey made a motion to **approve** P.Z. 23-94 Joseph and Edith Ernst (Goodyear) Site Development Plan, Landscape Plan and Architectural Elevations. The motion was seconded by Commissioner Yaffe and **passed** by a voice vote of 7 to 0.

- C. **P.Z. 2-92 West County Soccer Club, Inc., and P.C. 164-83 Chesterfield Executive Park**; "M-3" Planned Industrial District Site Development Plan, Landscape Plan and Architectural Elevations, Lot 10; south side of Chesterfield Airport Road, west of Long Road.

Commissioner Bly made a motion to **approve** P.Z. 2-92 West County Soccer Club, Inc., and P.C. 164-83 Chesterfield Executive Park Site Development Plan, Landscape Plan and Architectural Elevations for Lot 10. The motion was seconded by Commissioner Casey and **passed** by a voice vote of 7 to 0.

- D. **P.Z. 1-95 Pierce Hardy Real Estate (84 Lumber)**; "M-3" Planned Industrial District Site Development Plan, Landscape Plan and Architectural Elevations; north side of Chesterfield Airport Road, east of Long Road.

Commissioner Yaffe made a motion to **approve** P.Z. 1-95 Pierce Hardy Real Estate (84 Lumber) Site Development Plan and Landscape Plan subject to conditions as recommended by the Department of Planning in its report and the requirement for off-site easement, and to hold the Architectural Elevations. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 7 to 0.

#### IV. OTHER

Chairman McGuinness appointed a Nominating Committee to nominate new officers at the next meeting if Chair is vacated. Committee to consist of Chairman McGuinness as Chair, Commissioner Rick Bly, and Commissioner Robert Grant. The Committee will meet at a date and time to be determined.

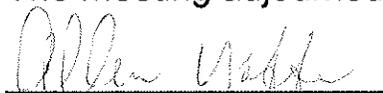
Comments by Councilman Liaison Ed Levinson (Ward II) relative to the recent Planning and Zoning Committee meeting concerning the revision of the Comprehensive Plan.

Councilmember Levinson indicated the concern of the Planning and Zoning Committee relative to different architectural standards for various portions of the Highway 40 Corridor; specifically, the Chesterfield Valley as compared to other areas along the Corridor.

Planning Commission Chairman McGuinness indicated it was her understanding the discussion was relative to signage, not architectural criteria.

The matter will be pursued further at the next meeting of the Planning Commission.

The meeting adjourned at 8:12 p.m.

  
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**Allen Yaffe, Secretary**

[MIN8-14.095]