

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL, AUGUST 22, 1988

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
Ms. Mary Domahidy
Mr. William Kirchoff
Mr. Lester Golub
Dr. Claudius Pritchard
Ms. Kimberly Burnett
City Attorney, Doug Beach

ABSENT

Mr. Charles Bryant
Council Liason
Dick Hrabon

The Fledge of Allegiance was given by Ms. Judy LaDeoux.

The Rev. Charlton Norton from St. John's Church led the Planning Commission in Prayer.

The Minutes of the July 25, 1988 meeting were submitted for approval. A motion was made by Ms. Burnett, seconded by Ms. Domahidy to approve the Minutes. A voice vote was taken with an affirmative result and the Minutes were declared approved.

The Minutes of the August 8, 1988 meeting were submitted for approval. A motion was made by Ms. Domahidy, seconded by Mr. Golub to approve the Minutes. A voice vote was taken with an affirmative result and the Minutes were declared approved.

COMMITTEE REPORTS

Comprehensive Land Use Plan - Ms. Mary Domahidy, reported that proposals for development of the General Plan have been received from 6 firms; JRB/Flagg, WVF Corporation, Booker Associates, Inc., Campbell Design Group, Sverdrup Corporation and Harland Bartholomew & Associates, Inc.

Historical Committee - Ms. Kim Burnett had nothing to report.

OLD BUSINESS

STONE COLOR SAMPLE FOR ATRIUM AT CHESTERFIELD

A color sample of the actual stone to be used for the Atrium at Chesterfield was presented to the Planning Commission for their approval.

A motion was made by Ms. Brown, seconded by Ms. Burnett to accept the stone presented to the Planning Commission for the Atrium at Chesterfield. A voice vote was taken with an affirmative result and the motion was declared passed.

SHELL OIL COMPANY

Shell Oil Company is requesting a Conditional Use Permit for a temporary sewage treatment facility. The temporary plant will serve approximately 160 residences while a permanent sanitary sewer line is extended to the site.

A motion was made by Dr. Fritchard, seconded by Mr. Golub, whereas the Planning Commission has reviewed the request for a Conditional Use Permit allowing the construction, temporary use, and subsequent disassembly of a sewage treatment plant within Shell Oil Company's Wildhorse Development, and that the Conditional Use Permit requested by P.C. 7-88 Shell Oil Company be granted with the conditions set forth in Attached "A" and that this approval and conditions be filed with the City Council. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Domahidy, Golub, Kirchoff, McGuinness, Prichard, Burnett. Nays - None. Absent - Bryant

C AND J PROPERTIES

A motion was made by Mr. Golub, seconded by Dr. Fritchard to table action on P.C. 8-88, C & J Properties to amend "C-8" Planned Commercial District for property located on the south side of Olive Street Road, east of Hog Hollow Road. A voice vote was taken with an affirmative result and the motion was declared passed.

J. E. JONES CONSTRUCTION CO.

J.E. Jones Construction Co. is requesting a change of zoning from "NU" Non Urban to "R-1" One Acre Residence District and a Planned Environment Unit procedure for a 42.0 acre tract of land located on the north side of Wild Horse Creek Road. A residential development of 38 lots on a net developable area of 38.9 acres including nearly three acres of common ground. An alternate proposal is to purchase an additional 6 acre tract of land and dedicated it to the County for park purposes. This approach allows the developer to have a density equivalent to "R-1" One Acre Residence District. There was a discussion on the nearest R1-A zoning and the minimum lot size.

A motion was made by Ms. Domahidy, seconded by Ms. Burnett to recommend approval for "R-1" One Acre Residence District and "R-1A" 22,000 square feet Residence District as indicated on the preliminary development plan for a maximum of thirty-eight (38) lots and with a 30' right of way for the City North of the R.R. and with the appropriate conditions of Attachment A. A roll call vote was taken with the following results: Ayes - Bidzinski, Brown, Domahidy, Golub, Kirchoff, McGuinness, Burnett, Fritchard. Nays - None. Absent - Bryant. The motion was declared passed.

TOYS-R-US

The City of Chesterfield has received revised plans relative to Toys R Us, Inc.'s request. There was an excessive amount of parking spaces which was reduced by 23. Mr. Golub inquired as to the trees added and if there is an appreciable difference. The developer shall provide an earth berm of a minimum of four feet to a height of ten feet along Old Baxter Road. Several shrubs, evergreen trees and deciduous trees have been added between the required berm and the proposed building. There has been a reduction in the total square feet per the request of the Planning Commission. The present reduction of Toys R Us and Kids R Us is 5,200 sq.ft. which brings the total to 67,000 sq.ft.

A motion was made by Ms. Domahidy, seconded by Mr. Golub to deny the request for zoning by Toy R Us, Inc. on Clarkson Road. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Pritchard, McGuinness, Golub, Burnett. Nays - Bidzinski, Kirchoff. Absent - Bryant. The motion was declared passed.

SITE PLANS/BUILDING ELEVATIONS/SIGNS

Friendship Village Amended Final Development Plan

The Commission had requested that the building and driveway setback be reduced from a portion of the perimeter of the Conditional Use Permit. Based upon the layout and the grading plan and site utilities plan submitted, they have complied with the request of the Commission.

A motion was made by Mr. Bidzinski, seconded by Ms. Domahidy for approval of the amended plan for Friendship Village Expansion and that the applicant be directed to record the revised Conditional Use Permit with the St. Louis County Recorder of Deeds. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Pritchard, McGuinness, Golub, Burnett, McGuinness, Kirchoff. Nays - None. Absent - Bryant.

A motion was made by Ms. Domahidy, seconded by Ms. Brown: the amended plan for the Friendship Village Expansion for building elevations to be referred to the Architectural Review Committee. A voice vote was taken with an affirmative result.

Oaktree Estate Display House Plat

Taylor-Morley-Simon is requesting approval of the Display House Plat by the Planning Commission. JRB/Flagg has reviewed the Display House Plat and find that the plat complies with the requirements and intent of the City of Chesterfield Subdivision Ordinance.

A motion was made by Mr. Bidzinski, seconded by Mr. Golub whereas the Planning Commission has reviewed the Oaktree Estates Display House Plat and finds that said plat complies with the requirements and intent of the City of Chesterfield Subdivision Ordinance, and that a recommendation for approval be forwarded to the City Council and the Council be asked to direct the developer to record the approved plat with the St. Louis County recorder of Deeds. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Pritchard, McGuinness, Golub, Burnett, Bidzinski, Kirchoff. Nays - None. Absent - Bryant.

Spirit of St. Louis Airport Boundary Adjustment Plat

The Spirit of St. Louis Airport has requested that the City of Chesterfield approve the Boundary Adjustment Plat. The purpose of this plat adjustment is to consolidate Lots 6 and 7.

A motion was made by Mr. Golub seconded by Ms. Burnett whereas the Planning Commission has reviewed the Boundary Adjustment Plat for Lots 6 and 7 of the Spirit of St. Louis Airport Lease Lots Plat One and finds that said plat complies with the requirements and meets the intent of the City of Chesterfield Subdivision Ordinance, and that the Commission forward a recommendation for approval to the City Council, and that the Council be asked to direct the developer to record the approved plat with the St. Louis County Recorder of Deeds. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Pritchard, McGuinness, Golub, Burnett, Kirchoff, Bidzinski. Nays - None. Absent - Bryant.

Wildhorse Display House Plat

The developer of Wildhorse Subdivision is requesting approval of the Wildhorse Display House Plat which would allow him to construct display units for this development.

A motion was made by Mr. Bidzinski, seconded by Dr. Pritchard whereas the Planning Commission has reviewed the Wildhorse Display House Plat and finds that said plat complies with the requirements and intent of the City of Chesterfield Subdivision Ordinance, and that a recommendation for approval be forwarded to the City Council and the Council be asked to direct the developer to record the approved plat with the St. Louis County Recorder of Deeds. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Pritchard, McGuinness, Golub, Burnett, Kirchoff, Bidzinski. Nays - None. Absent - Bryant.

Riverside Executive Campus Site Development Plan

The developer intends to construct a maximum of forty clustered office condominiums, each with its own entrance. As of this date, however, the developer has not provided the City of Chesterfield with verification that the Chesterfield Valley Primary Water Line assessment has been paid. Mr. McKenna, present at the meeting, stated that he had given JRB/Flagg verification as of Friday.

There was a discussion on how the condo's were clustered and the maximum units per cluster. There was also discussion on the split face block, colors and the quality control of placement of the block.

A motion was made by Mr. Golub, seconded by Ms. Burnett to refer the Riverside Executive Campus Site Development Plan to the Architectural Review Committee. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Fritchard, McGuinness, Golub, Burnett, Kirchoff, Bidzinski. Nays - None. Absent - Bryant.

Chesterfield 40 Center Amended Final Development Plan

The Chesterfield 40 Center is requesting an amended final development plan to increase their number of parking spaces from 327 to 359.

A motion was made by Mr. Bidzinski, seconded by Dr. Fritchard Whereas the Planning Commission has reviewed the Chesterfield 40 Center Amended Final Development Plan and finds that said plan does not violate the conditions of St. Louis County Ordinance No. 13,561, and that the Commission approve said plan for Wood Tie Retaining Walls Only and that the City Council be notified of this action. A roll call vote was taken with the following results: Ayes - Brown, Domahidy, Fritchard, McGuinness, Golub, Burnett, Kirchoff, Bidzinski. Nays - None. Absent - Bryant.

Temporary Sign for Chesterfield Estates

A motion was made by Mr. Bidzinski, seconded by Mr. Golub whereas the Commission has evaluated the merits of the request by the Levinson Building and Realty Corp. for a temporary promotion sign for Chesterfield Estates Subdivision, and that I move for approval of the sign with a maximum of sixty-four (64) square feet per sign face with a maximum height of fifteen (15) feet, having a twenty-five (25) foot setback from Wild Horse Creek Road right-of-way, and with the sign colors submitted to this Commission. A roll call vote was taken with the following

results: Ayes - Brown, Domahidy, Fritchard, McGuinness, Golub, Burnett, Kirchoff, Bidzinski. Nays - None. Absent - Bryant.

OTHER

St. Louis Retirement Site Plan

At a previous Planning Commission meeting a recommendation was made for the St. Louis Retirement Site Plan to be reviewed by the Architectural Review Committee with the following results:

A motion was made by Mr. Bidzinski, seconded by Ms. Burnett whereas the Planning Commission has reviewed the St. Louis Retirement Residence Site Development Plan and the building elevations for a proposed 90 unit group home for the elderly and find that they comply with the conditions set forth in St. Louis County Conditional Use Permit Number 570, and whereas the Commission is of the opinion that said plans and elevations are in keeping with the orderly quality development of the City of Chesterfield; and that they comply with the conditions set forth in St. Louis County Conditional Use Permit Number 570, and whereas the Commission is of the opinion that said plans and elevations are in keeping with the orderly quality development of the City of Chesterfield with the exception of the stucco siding which will be changed to brick; and that a recommendation for approval of the Site Development Plan be forwarded to the City Council, and that the Council direct the developer to record the legal description and CUP conditions with the St. Louis County Recorder of Deeds.

Shopping Center on Clarkson

Gary Mestman is requesting curb cuts on the entrance to his Shopping Center on Clarkson Road, therefore he is requesting an amended C-2 Ordinance. It has been referred to Jerry Duepner.

Planning Commission Member, Ms. Brown recommended notifying residents within 300 feet of a rezoning at the expense of the developer. After a discussion, the recommendation was to delay a decision until the Planning Director starts with the City of Chesterfield.

ADJOURNMENT

A motion was made to adjourn by Ms. Burnett, seconded by Mr. Golub. The meeting was adjourned at 8:10 p.m.

Secretary-Treasurer