V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 10, 1990

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

| PRESENT | ABSENT |
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| Chairman Barbara McGuinness | Mr. Jamie Cannon |
| Ms. Mary Brown | Ms. Mary Domahidy |
| Mr. Dave Dalton | |
| Mr. Les Golub | |
| Mr. William Kirchoff | |
| Mrs. Pat O'Brien | |
| Mr. Walter Scruggs | |

Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

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

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARING - Commissioner O'Brien read the opening comments.

At Chairman McGuinness' request, Director Duepner gave a summary of the "Revised Procedures" that were approved by the Planning Commission at its last meeting.

A. P.Z. 15-90 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.210 relative to Filing Fees for the Commercial Service Procedure.

Director Duepner presented the petition for the proposed amendment to the City of Chesterfield Zoning Ordinance, noting the following:

- The Commercial Service Procedure was adopted by the City on May 7, 1990, as a Special Procedure within zoning districts along designated arterial roadways.

- The Fee would be $350.00, which is comparable to the Special Procedure Request for a parcel two (2) acres, or less, in size. The C.S.P. is applicable only to parcels of a maximum of two (2) acre.

- This amendment would merely clarify the fee required for the filing of a Commercial Service Procedure in our Zoning Ordinance.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

B. P.Z. 16-90 City of Chesterfield Planning Commission; a proposal to revise the Subdivision Ordinance of the City of Chesterfield by amending Section 1005.370-4 relative to Filing Fees for Inspection and Grading Permits.

Director Duepner presented the petition for the proposed amendment to the City of Chesterfield Subdivision Ordinance, noting the following:

- Currently the Subdivision Ordinance of the City indicates a charge of $19.50 per hour for inspections performed by the Department of Public Works, in conjunction with storm sewers, streets, grading and sidewalks.

- These fees are estimated by the Department of Public Works, based upon the improvement plans submitted to that Department. The estimate allows the person requesting improvements to obtain an indication of what the cost will be, before work is commenced on the project. If the estimate is in excess of the amount necessary to perform inspections, there is a reimbursement to the developer. If the estimate is insufficient, there is a reimbursement back to the City for the excess inspection costs.

- In June 1990, the voters voted an increase of that hourly fee to $30.00.
- The proposed amendment would merely bring the text of our Subdivision Ordinance in line with the fee approved by the voters in June.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

APPROVAL OF THE MINUTES

The Minutes were approved from August 27, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

Procedures Committee

Commissioner Scruggs set a meeting for Monday, September 17, 1990, at 8:00 a.m., to discuss the three (3) informational pamphlets on the Rezoning and Special Procedure process. The meeting is to be held in the City Council Conference Room, 922 Roosevelt Parkway, Chesterfield, Missouri 63017.

Director Duepner stated that the Department would send a notice out to all the Planning Commission Members and see that the notice is properly posted and noted.

Comprehensive Plan Committee

Chairman McGuinness noted that the Committee for the Chesterfield Valley Study has called a meeting, and a report will be made to the Planning Commission giving the results of same.

Ordinance Review Committee - No report was given.

Architectural Review Committee

Director Duepner summarized the handouts to the Commission regarding "Policies and Procedures" of other municipalities. He stated that the Department will be in touch with Commissioner Cannon to set another meeting to discuss this issue further.

Landscape Committee

Commissioner Kirchoff stated that a Committee meeting will be scheduled upon receipt of a "Summary Report" from the Planning Department.

Officer's Committee

Chairman McGuinness stated that she attended the first Planning/Economic Development Committee meeting, which was canceled due to a lack of a quorum.

Germantown Trip

Director Duepner stated that the Chief Planner of Germantown had been unable to extend his trip to St. Louis this past weekend. Director Duepner further stated that he is in discussions with the Germantown Planner to determine if some alternate arrangements can be made to bring him to Chesterfield for a presentation.

Councilmember Hathaway stated that if the Planner would come to Chesterfield with the slide/video presentation, the Council could also benefit from this information.

Commissioner Kirchoff made a motion for the Commission to go to Germantown, at the expense of the Commission, if necessary.

Chairman McGuinness turned the Chair over to Commissioner Kirchoff, and seconded the motion.

COMMENTS/DISCUSSION BY COMMISSION

- Estimated cost to make trip would be $500 (excluding meals). This would include transportation and one (1) night's lodging.

- It might be more expensive to bring the Planner to Chesterfield, than for the Commission to go to Germantown.

- It might be more convenient to bring the Planner to Chesterfield, if the slide presentation/video is comprehensive.

**Commissioner Kirchoff turned the Chair back over to Chairman McGuinness.**

Upon a roll call, the vote on the motion was as follows: Commissioner Brown, no; Commissioner Dalton, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner O'Brien, no; Commissioner Scruggs, no; Chairman McGuinness, yes. The motion failed by a vote of 5 to 2.

A motion to bring the Germantown Planner to Chesterfield for the presentation was made by Commissioner O'Brien. The motion was seconded by Commissioner Brown, and passed by a voice vote of 7 to 0.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Dan Olson, Planning Technician, presented the petition and the Department's recommendation of approval, with conditions as outlined in Attachment A of the report.

A motion to approve the Department's recommendation was made by Commissioner Brown, and was seconded by Commissioner Golub.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed relative to the possibility of widening Tuma Lane to accommodate trailers.

- Signage could be used to direct trailers to the correct access area.

- Access could be facilitated by the use of a circular driveway.

The motion was **amended** by Commissioner Scruggs to widen Tuma Lane (paved) to sixteen (16) feet from the intersection with Wild Horse Creek Road to all driveway entrances/exits of the subject tract. The amendment to the motion was seconded by Commissioner Dalton, and approved by a voice vote of 7 to 0.

FURTHER COMMENTS/DISCUSSION BY COMMISSION

- Concern was raised relative to the parking facility, roadway details, and support of surrounding residents.
- Lighting was discussed.
- Control of the size of the proposed buildings was noted.
- The history of Royal Oak Ranch was provided.
- The stabilized shoulder requirement is the only non-standard requirement on the development conditions listed in Attachment A of the report.
- St. Louis County Department of Highways and Traffic comments are for consideration only, and are not binding on State roadways.

**Mr. Beach left the meeting at this time.**

- The elevations of the proposed barn structure were discussed.
- The activity within could determine the size and location of the proposed new barn structure.

**Mr. Beach returned to the meeting at this time.**

- The maximum number of stalls proposed is 28 for commercial boarding, and 10 for personal boarding.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Golub, yes; Commissioner Kirchoff, no; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion, as amended, was approved by a vote of 6 to 1.

**The report will be made available after 9:00 a.m. tomorrow to the petitioner, as well as those persons who spoke at the hearing. They will have until 5:00 p.m. Friday, to submit their comments to the Department.**

B. P.Z. 14-90 Storage Masters, Inc.; a request for amended "M-3" Planned Industrial District for a five (5) acre tract of land located between Old Olive Street Road and Chesterfield Airport Road, approximately 200 feet west of the intersection of Chesterfield Airport Road and Old Olive Street Road.

According to Commission policy, a motion to hold this matter was made by Commissioner Brown. The motion was seconded by Commissioner Dalton, and approved by a voice vote of 7 to 0.

**Director Duepner noted the Memorandum included in the packet dealing with the 1990 Census.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. 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.

Dan Olson, Planning Technician, presented the request for review and approval.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to reject the proposed mosaic. Commissioner O'Brien seconded the motion.

This motion was withdrawn.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to allow the concept of a mosaic on the building, subject to the Commission's approval of a specific mosaic. Commissioner O'Brien seconded the motion.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, no; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, no. The motion was approved by a vote of 4 to 3.

Mr. Kirchoff, on behalf of the Site Plan Committee, offered a motion to reject the proposed mosaic presented to the Commission. Commissioner O'Brien seconded the motion.

The motion to deny this specific mosaic was approved by a voice vote of 4 to 3, with Commission Members McGuinness, Golub and Dalton voting no.

B. Wild Horse Village "P" Subdivision Record Plat; south side of Wild Horse Parkway Drive, south of Wild Horse Creek Road.

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

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to accept the Record Plat. The motion was seconded by Commissioner Scruggs and approved by a voice vote of 7 to 0.

Director Duepner referred to the two (2) items which were handed out to the Commission Members:

1. Memorandum from the Planning Department with attached memorandum from Development Strategies outlining revisions to our "Land Use Regulations."

2. Draft of the "Summary Document" which will be made available at a future date.

Director Duepner recommended that the "Land Use Regulations" memorandum be referred to the Comprehensive Plan Committee for its review, and recommendations to the Planning Commission as a whole, in terms of work items to pursue in the coming months and years.

**The meeting adjourned at 8:45 p.m.**

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**William Kirchoff, Secretary**

[MIN9-10]