

V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 11, 1989

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

PRESENT

ABSENT

Chairman Barbara McGuinness
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. Dick Hrabko, Ward IV Councilman
Mr. Doug Beach, City Attorney
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary Department of Planning

INVOCATION: Reverend Carlton Norton, St. John's United Church of Christ

PLEDGE OF ALLEGIANCE: Ms. Holly Ingraham and Michael Davis, CORO Group.

INTRODUCTORY REMARKS - None

PUBLIC HEARING - None

APPROVAL OF THE MINUTES - The minutes of the Planning Commission Meeting of August 28, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee - Mary Domahidy stated that the Commission Members have a copy of the minutes from the last meeting of the Comprehensive Plan Committee held on August 30th, and attached to the minutes are proposed categories for the land use classification system. She reminded the Commission that the Comprehensive Planning process is on target, and the next meeting of the Comprehensive Planning Committee will be September 13th, at 4:00 p.m., in the City Council Conference Room.

Ordinance Review Committee - No report.

OLD BUSINESS

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

Mr. Dan Olson, Planning Technician, presented the request and the Department's recommendation of approval with conditions noted in report.

A motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Ms. Burnett. 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.

NEW BUSINESS

- 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; west side of Clarkson Road, immediately south of Fontaine Drive.

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

A motion to approve the Department's recommendation was made by Mr. Bidzinski and seconded by Mr. Bryant.

The motion was amended as follows:

- o A landscape plan depicting existing trees to be retained shall be reviewed and approved by the Planning Commission prior to any site improvements. This plan shall include the five (5) existing trees on Clarkson Road to be retained, as well as the existing pine trees on the northern boundary of the development and the trees at the rear of the property between this development and the adjoining residential development.
- o Architectural elevations, styles, colors and exterior materials for all building facades and fencing shall be as approved by the Planning Commission in conjunction with the Site Development Plan. The exterior colors and materials of the outparcel building shall be compatible with the other buildings within this development. All buildings shall be brick on all sides.
- o. Onsite trash pick-up shall be restricted to the hours from 7:00 a.m. to 5:00 p.m.
- o. The loading and unloading of materials in the rear of the buildings shall be restricted to the hours between 7:00 a.m. and 5:00 p.m.

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.

- B. P.Z. 27-89 City of Chesterfield Planning Commission; a proposal to revise the City of Chesterfield Zoning Ordinance by amending Section 1003.107 "NU" Non-Urban District regulations to allow bulk sale of sand, gravel, mulch, railroad ties or similar materials in conjunction with a commercial garden, plant nursery, or greenhouse, under the provisions of a Conditional Use Permit procedure.

Mr. Duepner, Director of Planning/Economic Development, stated that according to the established policy, the Department recommends this matter be held until the September 25th meeting.

A motion to hold this matter was made by Ms. Domahidy and seconded by Ms. Burnett. The motion passed by a voice vote of 9 to 0.

- C. P.Z. 28-89 City of Chesterfield Planning Commission; a proposal to revise the Subdivision Ordinance of the City of Chesterfield by amending Section 1005.080 "Improvements Installed or Guaranteed," Section 1005.085 "Acceptance and Final Approval," and Section 1005.265 "Disclosure of Responsibility for Street Maintenance," to require posting of a bond or escrow to ensure maintenance of improvements.

Mr. Duepner, Director of Planning/Economic Development, stated that according to the established policy, the Department recommends this matter be held until the September 25th meeting.

A motion to hold this matter was made by Ms. Domahidy and seconded by Ms. Burnett. The motion passed by a voice vote of 9 to 0.

- D. Correspondence from J. T. Yarnell, District Engineer of the Missouri Highway and Transportation Department.

Mr. Duepner summarized the correspondence and the Department's recommendation that the matter be received and filed.

Chairman McGuinness noted that the matter was received and filed.

E. Correspondence from the Director of Planning/Economic Development regarding recommendation of the Planning and Economic Development Committee relative to off-premise signs for churches, and the Appeal and Protest Procedure for Special Procedures.

Mr. Duepner gave a summary of the report and the Department's recommendation to refer the matter to the Ordinance Review Committee.

F. Correspondence from Mr. Sid Kolton requesting amendment of Planned Environment Unit Ordinance (P.C. 95-88 Borman Development Corporation); terminus of Baxter Lane, east of Old Baxter Road.

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

A motion to hold the request pending notification of residents along Baxter Lane was made by Mr. Bryant and seconded by Dr. Politte.

Ms. Brown amended the motion to require the petitioner to submit a site plan depicting the requested twenty-seven (27) lots, as well as landscaping, buffering, common ground area, etc., at the upcoming meeting on September 25th.

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 to hold the request until the September 25th meeting was approved by a vote of 9-0.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. P.C. 14-89 R. J. Barry (Wellington Estates); PEU in "R-2" Residence District site development plan and architectural elevations; north side of Clayton Road, west of Schoettler Road.

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

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

The motion was amended to include the following:

- o There shall be a twenty-five (25) foot landscape buffer along Clayton Road. A revised landscape plan shall be submitted to the Planning Commission, showing individual trees along Clayton Road to be retained, with an indication of their approximate size, as well as any grass area or berms proposed to be a part of this landscape buffer. If all existing trees are to be retained, the landscape plan should note how many are being retained and their location.

- o The building line setbacks for Lots 8, 9, 18 and 19 shall be greater than the required twenty (20) feet, and be shown on the revised plan when submitted.

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.

- B. Oaktree Estates Subdivision; temporary Subdivision Promotion Sign; west side of Schoettler Road, north of Highcroft Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval of the sixty (60) square foot subdivision promotional sign.

Mr. Bryant made the motion to approve the request. The motion was seconded by Ms. Burnett. 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 9-1.

- C. Wilson Manors and Kings Pointe Subdivision; temporary Subdivision Direction Sign; east side of Olive Boulevard, south of White Road.

Mr. Olson stated that the petitioner (Mr. George Kling) had contacted the Department to request the matter be withdrawn.

- D. P.C. 36-88 Barnes Continuing Care Corporation (Chesterfield Pointe); Minor Subdivision Plat, Olive Boulevard, south of Appalachian Trail.

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

A motion to approve the request was made by Mr. Kirchoff and seconded by Mr. Golub.

The motion was amended as follows:

- o The cross-access agreement between the owners of Lots A and B be approved by the City of Chesterfield.
- o The narrow "pole" part of flag lot B should be wide enough to accommodate the required parking/driveway setback and the required width of the driveway.

Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, abstain; 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 yes and 1 abstention. Mr. Bryant abstained as he indicated that he was employed by a competitive health care provider.

E. P.C. 87-86 Leo Eisenberg Company (Lord of Life Lutheran Church);
easement plat for PEU in "R-6A" Residence District; southeast corner of
Clarkson and Baxter Roads.

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

A motion to approve the recommendation was made by Mr. Bidzinski 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, yes. The motion passed by a vote of 9-0.

The meeting adjourned at 8:50 p.m.

Mr. Charles Bryant - Secretary