

**PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
September 11, 1995**



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

**PRESENT**

**ABSENT**

Mr. Rick Bly  
Mr. Fred Broemmer  
Mr. Dave Dalton  
Mr. Robert Grant  
Ms. Carol Kenney  
Ms. Linda McCarthy  
Ms. Patricia O'Brien  
Mr. Allen Yaffe  
Chairman Michael J. Casey  
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  
Ms. Toni Hunt, Planner I  
Ms. Sandra Lohman, Executive Secretary

**INVOCATION** - Commissioner Allen Yaffe

**PLEDGE OF ALLEGIANCE** - All

Chairman Casey recognized Councilmember Ed Levinson, Council Liaison.

**PUBLIC HEARINGS:**

**Commissioner Pat O'Brien read the "Opening Comments"**

- A. **P.Z. 26-95 L.A.C. Corp. & Schierholz Homes, Inc. (White Robin Meadows)**; a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District for a 133.3 acre tract of land located on the south side of Wild Horse Creek Road, approximately 1500 feet west of Wildhorse Parkway (Locator Nos. 19V530083, 18V120100 pt, 18V210025, 18V230089, 18V210014, & 18V210036 pt);

**AND**

- B. **P.Z. 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (White Robin Meadows)**; a request for a Planned Environment Unit Procedure (PEU) in the "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District for a 133.3 acre tract of land located on the south side of Wild Horse Creek Road, approximately 1500 feet west of Wildhorse Parkway (Locator Nos. 19V530083, 18V120100 pt, 18V210025, 18V230089, 18V210014, & 18V210036 pt). Proposed Use: Single Family Residences with associated appurtenances.

Assistant Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Steve Koslovsky, Attorney, spoke on behalf of the co-petitioners (L.A.C. Corp., a division of Hayden Homes, and Schierholz Homes, Inc.) regarding P.Z. 26 & 27-95. He noted the subdivision shown on the public hearing notice as "White Robin Meadows" will be referred to as "Greystone," the intended name of the proposed subdivision.

**SPEAKERS IN FAVOR:**

1. Dr. Theo Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke on behalf of Citizens for Responsible Growth.
2. Mr. Vance V. Vaughan, 17715 Birch Leaf Court, Chesterfield, MO 63005, spoke as a Trustee for Wildhorse Subdivision.

**SPEAKERS IN OPPOSITION:**

1. Vicki Martino, 17778 Hornbean, Chesterfield, MO 63005, declined to speak.
2. Mr. Mike Trokey, 466 Steeple Lane, Chesterfield, MO 63005, spoke as an individual.

**SPEAKERS - NEUTRAL:** - None

**SPEAKER (IN SUPPORT OF ROCKWOOD'S PROPOSAL):**

1. Mr. Dan Burns, 1955-A Shepard Road, Glenco, MO 63038, spoke on behalf of Rockwood School District.

**REBUTTAL**

Mr. Koslovsky (Petitioner) responded to questions raised by Planning Commissioners and previous speakers.

Commissioner O'Brien read the final portion of the "Opening Comments."

**APPROVAL OF THE MINUTES:**

**A. Approval of Minutes from Meeting of August 28, 1995.**

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Bly and passes by a voice vote of 9 to 0.

**PUBLIC COMMENTS:**

**RE: P.Z. 23 & 24-95 Fahrenhorst Enterprises (All About Children).**

1. Michael J. Doster, 17640 Myrtlewood, Chesterfield, MO 63005.
2. Wendy Geckeler, 26 Chesterfield Lakes, Chesterfield, MO 63005.
3. Nancy Litzau, 320 Cheval Square Drive, Chesterfield, MO 63005.  
(A handout was presented to the Commission.)

4. Dr. Theo Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005. (A handout was presented to the Commission.)

**Chairman Casey recognized Councilmember Linda Tilley, Ward IV.**

5. Mr. Christian Tompras, Chesterfield Farms Drive, Chesterfield, MO 63005.
6. Ms. Virginia Glaser, 334 Woodcliffe Place Drive, Chesterfield, MO 63005.

**OLD BUSINESS** - None

**NEW BUSINESS**

- A. **P.Z. 23-95 Fahrenhorst Enterprises (All About Children)**; "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.  
**(Approved on 8/28/95 by 7 to 0 vote.)**
- B. **P.Z. 24-95 Fahrenhorst Enterprises (All About Children)**; Conditional Use Permit (C.U.P.) in the "R-1A" 22,000 square foot Residence District; north side of Wild Horse Creek Road, west of the intersection of Baxter and Wild Horse Creek Roads.

Commissioner O'Brien made a motion to take this item off the table. The motion was seconded by Commissioner Grant and **passes by a voice vote of 9 to 0.**

Planner I Toni Hunt noted the Commission requested staff provide additional information regarding limitations on the number of children at the proposed JCCA facility located east of the subject site. A review of the Conditional Use Permit (copy attached to staff report) found no conditions which related to limitation on the number of children. The Commission also requested staff to obtain additional information from the petitioner regarding usable square footage within the proposed structures. The petitioner has submitted information concerning this matter (included in the packet). The Department recommends approval of the subject site to "R-1A" 22,000 square foot Residence District, and

approval of the Conditional Use Permit for a child care center subject to the conditions outlined in Attachment A of the Department's report which specify that the child care center be maintained in a one (1) story building, not to exceed 4,500 square feet in size and a maximum of seventy-five (75) children. The Department brings this matter back to the Commission for review and action.

Commissioner Broemmer stated the motion to table this matter was approved by a vote of 6 to 1, not 7 to 0, as stated in the Department's report.

Commissioner O'Brien made a motion to **approve** the Department's recommendation. The motion was seconded by Commissioner Yaffe.

Commissioner Grant made a motion to **amend** the original motion to allow 5,250 square feet of space and 105 Children. The motion was seconded by Commissioner Yaffe.

Upon a roll call the vote on the amendment was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, no; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion to amend the original motion passes by a vote of 7 to 2.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, no; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The original motion, as amended, passes by a vote of 7 to 2.

- C. P.Z. 25-95 St. Joseph Institute for the Deaf; amendment of an existing "C-8" Planned Commercial District Ordinance; northwest side of Clarkson Road, south of the intersection of Baxter and Clarkson Roads.

Planner II Joe Hanke presented the Department's recommendation, noting one change in Attachment A, page 1, **PERMITTED USES** to read as follows: The uses allowed in this "C-8" Planned Commercial District, which may be developed in phases, shall be all uses permitted by the "C-3" Shopping District Regulations without a Conditional Use Permit and a self-service gasoline station with a canopy, one free-standing restaurant with a drive-through facility, **office-warehouse**, a specialized private school with accessory gymnasium and dormitory facilities and a sewage treatment plant.

Commissioner McCarthy made a motion to approve the Department's report, as amended. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote on the motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 9 to 0.

D. P.Z. 16-95 City of Chesterfield Planning Commission; a proposal to amend Section 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance (regarding political signs).

Director Duepner noted the Department recommends this matter be held.

Commissioner Grant made a motion to hold. The motion was seconded by Commissioner O'Brien and passes by a voice vote of 9 to 0.

E. P.C. 225-87 Clarkson Center (Clarkson-Wilson Centre); request for amendment of "C-8" Planned Commercial District Ordinance; east side of Clarkson Road, south of Wilson Road.

Director Duepner noted the Department recommends this matter be held.

Commissioner McCarthy made a motion to hold. The motion was seconded by Commissioner Yaffe and passes by a voice vote of 9 to 0.

### SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 164-83 Chesterfield Executive Park, Inc. and P.Z. 2-92 West County Soccer Club, Inc. (Lot 11, St. Louis Balloon); "M-3" Planned Industrial District Site Development Plan, Landscape Plan and Architectural Elevations; south side of Chesterfield Airport Road, west side of Cepi Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations. The motion was seconded by Commissioner Bly and passes by a voice vote of 9 to 0.

- B. D.L. 2-49 Spirit of St. Louis Airport (Airport Maintenance Complex Pole Barn); "M-3" Planned Industrial District Site Development Plan and Architectural Elevations; Beechcraft Avenue, south of Edison Avenue.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Planned Industrial District Site Development Plan and Architectural Elevations. The motion was seconded by Commissioner Grant and passes by a voice vote of 9 to 0.

- C. P.C. 164-83 Chesterfield Executive Park, Inc. and P.Z. 2-92 West County Soccer Club, Inc. (Lot 8, Chesterfield Sports Complex); "M-3" Planned Industrial District Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to refer this item to the Architectural Review Committee to review the use of neon accent lighting and report back to the Site Plan Committee at the next meeting of September 27, 1995. The motion was seconded by Commissioner Grant and passes by a voice vote of 9 to 0.

- D. City of Chesterfield (Public Works Facility); "M-3" Planned Industrial District Site Development and Landscape Plan, and Architectural Elevations; north side of proposed Edison Avenue Extension, south of Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development and Landscape Plan, and Architectural Elevations as proposed. The motion was seconded by Commissioner Kenney and passes by a voice vote of 9 to 0.

Chairman Casey welcomed Commissioner Carol Kenney to the Planning Commission.

Director Duepner noted the City Council, at its last meeting on Tuesday night (9/5/95), decided to go to a one (1) meeting per month schedule in the months of April, May, June, July, August and December. This is brought forward to the Commission for consideration when scheduling its meetings for next year. He further noted the Commission's Meeting Schedule is sent out at the end of each year to petitioners, consultants, etc.

Chairman Casey noted the new Committee List has been given to all Commission Members, and inquired whether members wished to make any changes/corrections to the list. No changes/corrections were suggested.

## COMMITTEE REPORTS

- A. **Ordinance Review Committee - No Report**
- B. **Architectural Review Committee**

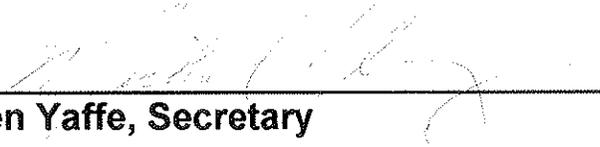
Director Duepner noted the Department will get together with the Chair of this Committee to set a meeting, in advance of the next Planning Commission Meeting (Wednesday, September 27th).

Chairman Casey asked Committee Chair Kenney to schedule a meeting, have staff notify all members of the Architectural Review Committee, and provide information requested for the meeting.

Chairman Casey asked all members of the Architectural Review Committee (Kenney, Grant, McCarthy and Casey) to stay after tonight's meeting to set the date for this meeting.

- C. **Site Plan/Landscape Committee - No Report**
- D. **Comprehensive Plan Committee - No Report**
- E. **Procedures and Planning Committee - No Report**

The meeting adjourned at 8:48 p.m.

  
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**Allen Yaffe, Secretary**

[MIN9-11.095]