PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 23, 1991

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

PRESENT	ABSENT
Ms. Mary Brown	Mr. Jamie Cannon
Mr. Dave Dalton	Ms. Pat O'Brien
Mr. William Kirchoff	
Ms. Barbara McGuinness	
Mr. Walter Scruggs	
Ms. Victoria Sherman	
Chairman Mary Domahidy	
Mayor Jack Leonard (arrived later)	
Councilmember Betty Hathaway, Ward I	
Mr. Doug Beach, City Attorney	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Ms. Laura P. Griggs-McElhanon, Senior Planner	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: City Attorney Doug Beach

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from September 9, 1991.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 17-91 City of Chesterfield Planning Commission; Amending Sections 1003.020 and 1003.164 of the Zoning Ordinance of the City of Chesterfield relative to wall signs.

Director Duepner gave a summary of the Department's report, and the Department's recommendation that the matter be referred back to the Ordinance Review Committee to determine whether the Sign Regulations should be revised to eliminate rooftop signs. He noted the following reasons for this recommendation:

- The Ordinance Review Committee will meet on October 7, 1991, and could have the revision back to the Planning Commission prior to its meeting of October 14, 1991. The matter could then be referred back to the City Council. He further stated that the Department would like to make certain that all elements of the Sign Regulations relative to rooftop signs, as well as those that refer to wall signs projecting above the roof, are revised accordingly.

- Currently, the City allows wall signs to project above a roof not more than five (5) feet.

- Another issue which needs to be addressed is that which deals with wall signs located upon mansard roofs, as many of the "mansard" roofs that are erected on buildings in the City, as well as elsewhere, are not true mansard roofs. The roofline stops anywhere from five (5) to six (6) feet below the top of the roofline.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- The Department does not currently have any requests for rooftop signs.

- The subject of rooftop signs came up at a City Council meeting.

- This issue was not previously addressed by the Commission due to the fact that the matter before the Planning Commission was the number of wall signs per building. The Commission was not looking at revising other sections of the Zoning Ordinance relative to signs, but would deal with that at the time of review of the overall Sign Ordinance.

A motion to refer the matter to the Ordinance Review Committee was made by Commissioner Brown and seconded by Commissioner McGuinness.

The motion passed by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 78-82 Alvin D. Vitt & Company (Chesterfield Valley Center); "M-3" Planned Industrial District Site Development Plan and Amended Architectural Elevations; west side of Goddard Avenue, north of Chesterfield Airport Road.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the site development plan and amended architectural elevations with the addition of:

1. The rooftop screening for the HVAC units shall not be higher than the HVAC units themselves.

2. Require the addition of a minimum of two (2) trees on the northeast portion of the property, and two (2) trees on the southwest portion of the property.

The motion was seconded by Commissioner Brown, and **passed by a voice vote of 7 to 0.**

Mayor Leonard arrived at the meeting at this time.

COMMITTEE REPORTS

A. Ordinance Review Committee

Commissioner Brown stated the Committee has been given a very beneficial chart by Planning Specialist Hanke, and the next meeting will be October 7, 1991, at 4:00 p.m. She further stated that the Committee is considering inviting members from the sign business community to a future meeting to provide technical input.

B. Architectural Review Committee

Chairman Domahidy stated the next meeting of the Committee is scheduled for October 1, 1991. Three Commission Members have responded back with suggestions for the Architectural Tour for October 5, 1991, 9:00 a.m. until noon or 1:00 p.m. Transportation will be via a van.

C. Site Plan/Landscape Committee

Commissioner Kirchoff said he is setting up a meeting for next week, Monday, Wednesday or Thursday, depending on input from Committee Members.

D. Comprehensive Plan Committee

Commissioner McGuinness stated that a meeting is set for Wednesday, September 25, 1991, at 4:00 p.m., in the City Council Conference Room.

E. Procedures Committee - No report.

Chairman Domahidy suggested that the Quarterly Meeting scheduled for next Monday, September 30th, be moved to some time in November. She further suggested meeting with members of the Planning and Economic Development Committee to inform them of the nature and background of the work of the various Committees of the Planning Commission.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- Question was raised whether it is necessary to meet with PED on a separate occasion, as the City Council has a Liaison who attends Planning Commission meetings, and City Council Members are always welcome to attend any/all Planning Commission/Committee meetings.

- The purpose would be to meet with those Council Members who have not met with the Planning Commission on a regular basis, in order to achieve a better understanding of the work performed in preparation of recommendations, particularly in the area of the sign package which will come before Council the first part of next year.

- PED has not requested the meeting.
- The purpose of the meeting is to increase the flow of communication and develop a base of understanding between the two bodies.

The motion to **adjourn** was made by Commissioner McGuinness and seconded by Commissioner Scruggs. **The motion passed by a voice vote of 7 to 0.**

The meeting adjourned at 7:20 P.M.

Walter Scruggs,
Secretary

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