V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 24, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. Jamie Cannon
Ms. Mary Brown	
Mr. Dave Dalton	
Ms. Mary Domahidy	
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	
Ms. Anna Kleiner, Planning Specialist	
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 - City Attorney Doug Beach read the opening comments.

A. P.Z. 17-90 City of Chesterfield Planning Commission; a proposal to amend Section 1003.167 Miscellaneous Regulations of the Zoning Ordinance of the City of Chesterfield establishing regulations for satellite dishes and amending Sections 1003.107 "NU" Non-Urban District, 1003.111 "R-1" Residence District, 1003.112 "R-1A" Residence District, 1003.113 "R-2" Residence District, 1003.115 "R-3" Residence District, 1003.117 "R-4" Residence District, 1003.119 "R-5" Residence District, 1003.120 "R-6A" Residence District, 1003.120A "R-6AA" Residence District, 1003.121 "R-6" Residence District, 1003.123 "R-7" Residence District, 1003.125 "R-8" Residence District, 1003.131 "C-1" Neighborhood Business District,

1003.133 "C-2" Shopping District," 1003.135 "C-3" Shopping District, 1003.137 "C-4" Highway Service Commercial District, 1003.141 "C-6" Office and Research Service District, 1003.143 "C-7" General Extensive Commercial District, 1003.145 "C-8" Planned Commercial District, 1003.151 "M-1" Industrial District, 1003.153 "M-2" Industrial District, 1003.155 "M-3" Planned Industrial District, and 1003.157 "MXD" Mixed Use Development District, to allow additional satellite dishes as a Conditional Use.

Planning Specialist Anna Kleiner presented the petition for the proposed amendment to the City of Chesterfield Zoning Ordinance, noting the following:

- The Ordinance Review Committee had met previously and directed the Department to schedule a Public Hearing.

- The satellite dishes would be reviewed in the underlying zoning district categories, and would be allowed one (1) per parcel of land. If two satellite dishes were proposed, the second one would be requested through a Conditional Use Permit.

- Currently, satellite dishes are governed by the same requirements as structures for issuance of a building permit.

- The Ordinance Review Committee discussed proposed locations relative to setbacks, location, maximum sizes, design criteria, screening, and criteria for ground/roof mounted satellite dishes.

- The Department contacted the Satellite Dealer's Coalition, a nationwide informational organization, and discussed their minimum requirements for satellite dishes, such as the size of the dish in relation to picture quality (a satellite dish would have to be a minimum of ten (10) feet in diameter in order to provide an excellent picture).

- Dishes in industrial areas could be thirty (30) to forty (40) feet in diameter. The Department would recommend utilization of a Conditional Use Permit for dishes of this type.

- St. Louis County requires wiring extending downward on the support structure be grounded. This wiring may, or may not be, within the support structure itself.

- The F.C.C. rulings will have to be followed regarding the screening and placement of dishes.

COMMENTS/CONCERNS OF COMMISSION

- Our current Zoning Ordinance does not regulate the size of satellite dishes.

- At this time the height requirements are in conformance with the underlying Zoning District. Through these proposed regulations we could limit the height and location of the dishes.

- There would be a periodic review of the regulations as technology improves the quality of the satellite dishes.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

B. P.Z. 18-90 City Chesterfield Planning Commission; a proposal to allow mortuaries as a Conditional Use within Sections 1003.107 "NU" Non-Urban District, 1003.111 "R-1" one acre Residence District, 1003.112 "R-1A" 22,000 square foot Residence District, 1003.113 "R-2" 15,000 square foot Residence District, 1003.115 "R-3" 10,000 square foot Residence District and 1003.117 "R-4" 7,500 square foot Residence District of the Zoning Ordinance of the City of Chesterfield.

Ms. Kleiner presented the proposal, noting the following:

- The Ordinance Review Committee reviewed this matter and made the following recommendations:

  - Possibly limiting the acreage to at least five (5) acres.

  - These uses be taken on a case-by-case basis.

  - An appropriate location for these uses would be contiguous to existing commercial development.

  - The Department views it as a transitional use, which would be appropriate adjacent to existing commercial development.

- The general review process would be similar to the Commercial Service Procedure; however, it would be a Conditional Use Permit.

- Concerns would be the generation of traffic, hours of operation, and the reuse of the property.

- The conditions placed on the use would try to limit the commercial character of the facility.

- Consideration of dedication of land area for parks in association with a proposal for a mortuary as a conditional use.

COMMENTS/CONCERNS OF COMMISSION

- Mortuaries are currently permitted in the "C-2" and "C-3" Districts.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

C. P.Z. 19-90 City of Chesterfield Planning Commission; a proposal to amend Section 1005.340 of the Subdivision Ordinance of the City of Chesterfield, relative to Street Trees.

Director Duepner presented the proposal, noting the following:

- Currently, the Subdivision Ordinance of the City of Chesterfield requires a minimum of one (1) tree to be planted for every lot in a single-family residential subdivision. In the case of a corner lot, there is a requirement for one (1) tree per each street frontage (a minimum of two (2) trees).

- Trees are presently to be a minimum of 1 1/2 inch caliper, and not more than 40% of one species is to be utilized within the development.

- Presently trees are required to be located in front of the building line, but not in the right-of-way. The tree is to be located between the residence and the sidewalk. Trees are not currently allowed, under the provisions of our Subdivision Ordinance, to be planted between the sidewalk and the street pavement. There is provision for subdivision variances for consideration that may allow street trees in the right-of-way, but our

current Ordina...e does not allow street trees betwe the pavement and the sidewalk.

- Alternate landscape plans are also possible, to be submitted for review and approval.

- The Ordinance Review Committee and the Planning Commission initiated the request for a public hearing, due to concern for the provision of a street scape along subdivisions within the City of Chesterfield. Most of the residential subdivisions in the City were built under the provisions of the Subdivision Ordinance of St. Louis County, which until a few years ago did allow the planting of trees between the sidewalk and the street pavement.

- The County changed its ordinance because of the damage the trees were causing to pavement and sidewalks, and also the overhanging limbs were causing damage to passing vehicles.

- The revision proposed for the Subdivision Ordinance would call for trees to be planted in a single-family residential subdivision, one (1) tree per twenty-five (25) feet of frontage on average. Trees would be of a minimum of 2 1/2 inches in caliper. The types of trees would be on a list provided by the Departments of Planning and Public Works.

- Recently the Department of Public Works and the City Council approved a list of seven (7) types of trees within the street scape. Two of those trees were dropped from this list, the Burr Oak and the English Oak, and four other trees (Locust, White Ash, Hornbean and another type of pear tree) be substituted on the list. These revisions were made as a result of a review by an urban forester of the Missouri Conservation Department.

- The proposal is that trees be allowed to be planted between the sidewalk and the street pavement. The Department would not recommend that a specific list of trees be approved as part of the Ordinance.

COMMENTS/CONCERNS OF COMMISSION

- Trees that already exist in the right-of-way can be used as credit to the developer on the overall landscape plan.

- The proposed amendment would allow trees to remain in the right-of-way, but would not save them in the case of required street grading.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION

1. Ms. Carolyn Claus, 14400 Ladue Road, Chesterfield, MO 63017, as an individual.

2. Mr. Pat Sullivan, 10104 Old Olive Street Road, St. Louis, MO 63141, for the Home Builder's Association.

Doug Beach left the meeting at this time.

3. Mr. Brian Minford, 10 Kentbrooke Court, Ballwin, MO 63021.

Doug Beach returned to the meeting at this time.

4. Mr. Daniel Todd Bishop, Suburbia Gardens, 1461 Kentbrook Drive,

5. Mr. Keith Thomas, Thomas-Thomas Landscape Company, 2080 Highway 40

Commissioner Brown suggested that the wording on the Speakers Card be amended to include a third neutral/undecided category.

REBUTTAL

Director Duepner responded as follows:

- There is provision in the current Ordinance which allows for an alternate landscape plan to be considered relative to street trees.

- The Departments of Planning and Public Works are not proposing to limit the types of trees by this Ordinance, but would welcome additional input on types of trees that could be considered, with a concern towards their impact on street pavement and sidewalks.

- The 2 1/2 inch caliper that is proposed in the Ordinance is the minimum size that the Planning Commission currently requires in commercial development for new planting.

- The Department of Planning had been advised by the Department of Public Works that the Hawthorne Tree would have to be thornless.

COMMENTS/CONCERNS OF COMMISSION

- The Department will do additional research on the spacing of trees. The twenty-five (25) feet was the suggestion of the Ordinance Review Committee and the Commission.

- A preference of thirty (30) to thirty-five (35) foot density was expressed.

- As subdivision improvements are escrowed, as would be the street trees, and until such time as the escrow was released, any trees that died from disease, etc., would have to be replaced. Under our current Ordinance, once the escrow has been released for the street trees, there would be no requirement for any replacement by the developer.

SHOW OF HANDS - No hands were raised in favor or opposition.

APPROVAL OF THE MINUTES

The Minutes were approved from September 10, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

Germantown

Director Duepner stated that he was in the process of trying to arrange for the City Planner from the City of Germantown to address the Planning Commission and the City Council at a meeting on October 8th, which would be the next Planning Commission meeting. Director Duepner said the Germantown Planner is willing to share the video of Germantown and the slide presentation of Germantown which explains their Sign Review and Design Review Process. Director Duepner further stated that a meeting has been tentatively set for October 8, 1990, beginning at 5:30 p.m., and the Planner from Germantown would be willing to stay after the meeting to discuss the matter further, if desired.

Procedures Committee

Commissioner Scruggs stated that the Committee met on September 17, 1990, and revised the pamphlets on the Zoning Review Process, Conditional Use Permits, and Amendments of Ordinance Conditions.

Chairman McGuinness left the meeting at this time.

Vice-Chairman Domahidy chaired the meeting.

Commissioner Scruggs said that the Committee reached agreement on the Special Procedures and Conditional Use Permits, but had a split vote on the Amendments of Ordinance Conditions. He gave a description of Alternate A and Alternate B of the Amendments of Ordinance Conditions pamphlets.

Commissioner O'Brien left the meeting at this time.

A motion was made by Commissioner Golub to forward the pamphlets to the Planning and Economic Development Committee of the City Council for their input. The motion was seconded by Commissioner Dalton. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Vice-Chairman Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; and Commissioner Scruggs, yes. The motion passed by a vote of 6 to 0.

Ordinance Review Committee

Commissioner Brown stated that the Committee met this evening at 5:30 p.m. She stated that the Committee meets on the fourth Monday of the month, and the meetings are open to the public. She stated that the Committee discussed Substance Abuse Treatment Facilities as a Conditional Use in certain zoning districts, and directed the Department to schedule a public hearing on this matter.

Architectural Review Committee

Director Duepner stated that the Commission had before them a report from the Department listing the recommendations for minimum requirements for submittal of architectural elevations to the Planning Commission. Commissioner Cannon (Chairman of the Architectural Review Committee) requested a meeting be set. A tentative meeting was scheduled for October 1, 1990, at 8:00 a.m.

Site Plan/Landscape Committee

Commissioner Kirchoff stated that the Landscape Committee has tentatively set a meeting for this Friday, September 28, 1990, at 7:30 a.m., in the City Council Conference Room.

Comprehensive Plan Committee

Vice-Chairman Domahidy stated that the Chesterfield Valley Committee will meet tomorrow. She encouraged comments from Commission Members regarding the Study.

A meeting of the Comprehensive Plan Committee was tentatively scheduled for Tuesday, October 2, 1990, at 5:30 p.m., in the City Council Conference Room.

OLD 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.

Planning Technician Dan Olson stated that, in response to the Planning Commission's recently revised procedures, two (2) parties (Mr. Maurice Hirsch and Mr. Todd Massa) have submitted concerns and comments regarding the conditions of this request. Mr. Olson summarized the correspondence. He further stated the Department's recommendation of approval with conditions stated in Attachment A of the Department's report.

Mr. Beach left the meeting for a brief moment and then returned.

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

COMMENTS/DISCUSSION BY COMMISSION

- The width of the roadway was questioned in regard to accommodation of horse trailers.
- A pull-off was suggested for the roadway, in lieu of widening the entire roadway to the entrance of the site.

- The Commission has the authority to require the width of the right-of-way, however the individual requesting the change has the responsibility to perform the task.

- Concern was expressed regarding the lack of neighbor's support of the project.

The motion passed by a voice vote of 5 to 1, with Commissioner Kirchoff voting in opposition.

The meeting was recessed for five (5) minutes.

NEW BUSINESS

A. P.Z. 14-90 Storage Masters, Inc.; a request for amended "M-3" Planned Industrial District; Old Olive Street Road and Chesterfield Airport Road, approximately 200 feet west of the intersection of Chesterfield Airport Road and Old Olive Street Road.

Planning Specialist Anna Kleiner presented the request and the Department's recommendation of approval with conditions cited in Attachment A.

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

COMMENTS/DISCUSSION BY COMMISSION

- Concerns were expressed regarding the size, weight, height and types of machinery/equipment to be stored and/or leased.

- Concerns were expressed relating to the wide range of apparent uses being requested (i.e., leasing, storage, repair and sale of equipment/machinery).

- Concerns were stated relating to the "leasing facility" portion of the request.

- More input was requested from petitioner in order to clarify the intended uses.

A motion to table the matter was made by Commissioner Golub, and was seconded by Commissioner Scruggs. The motion passed by a voice vote of 5 to 1, with Commissioner Brown voting in opposition.

B. 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.

Planning Specialist Anna Kleiner presented the proposal for Commission review and consideration.

Commissioner Scruggs left the meeting at this time.

A motion to approve the Department's recommendation was made by Commissioner Brown, and was seconded by Commissioner Dalton. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes. The motion passed by a vote of 5 to 0.

C. 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.

Commissioner Scruggs returned to the meeting at this time.

Planning Specialist Anna Kleiner presented the proposal, and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Commissioner Brown, and was seconded by Commissioner Scruggs. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes. The motion passed by a vote of 6 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.Z. 5-90 Gerald Kerr Homes(Amherst); Subdivision Promotion Sign; north side of Conway Road, west of Schoettler Road.

Planning Technician Dan Olson presented the request for a sixty (60) square foot sign, and the Department's recommendation for a thirty-two (32) square foot sign.

A motion was made by Commissioner Kirchoff, on behalf of the Site Plan Committee, to deny the request for the sixty (60) square foot sign, but to approve a forty (40) square foot sign. The motion was seconded by Commissioner Brown, and passed by a voice vote of 6 to 0.

Mr. Beach left the meeting at this time.

B. St. John's United Church of Christ; Amended Site Development Plan and Architectural Elevations; south side of Olive Boulevard, east of White Plains Drive.

Planning Technician Dan Olson presented the request and the Department's recommendation of approval.

Mr. Beach returned to the meeting at this time.

A motion was made by Commissioner Kirchoff, on behalf of the Site Plan Committee, to approve the Department's recommendation. The motion was seconded by Commissioner Brown, and passed by a voice vote of 6 to 0.

The meeting adjourned at 9:45 p.m.

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William Kirchoff, Secretary

[MIN9-24]