IV

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 8, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	
Ms. Mary Brown	
Mr. Jamie Cannon	
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 Dick Hrabko, Ward IV	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Ms. Anna Kleiner, Planning Specialist	
Ms. Sandra Lohman, Executive Secretary	

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

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARING - Commissioner Jamie Cannon read the opening comments.

A. P.Z. 20-90 Donald H. and Margaret M. Kemner; a request for a Commercial Service Procedure in the "NU" Non-Urban District for a .9 acre tract of land located on the west side of Olive Boulevard, approximately 400 feet south of Appalachian Trail Drive (Locator No. 18S640085); requested uses include insurance sales and service.

Director Duepner distributed copies of comments from the St. Louis County Department of Highways and Traffic regarding both petitions, which were received subsequent to sending out of the Commission packet.

Mr. Don Kemner stated the request noting the following:

- The State Farm Insurance Office was opened in 1978 at the residence located at 15239 Olive Boulevard.

- He stated his understanding of the Intent and Purpose of the Commercial Service Procedure.

- He pointed out the means by which his request complies with the Intent and Purpose.

- He pointed out, what appeared to him, as an inconsistency in the CSP regarding the parking in front of the building (Section 1003.165).

- Two (2) changes are proposed by the Site Plan -

  a) In accordance with the requirements of the CSP, the petitioner is requesting construction of five (5) parking spaces on the side of the building.
  b) In accordance with the provisions of the CSP, the petitioner is requesting to erect an 18" by 24" business sign on the mailbox post.

- Parking on the side necessitates a driveway on the street to this proposed parking area. The petitioner proposes a single-lane driveway, stating that traffic safety and traffic movement does not call for a two-lane driveway. Full visibility between parking area and driveway access to Olive is present. Turn-around space and waiting space is effectively provided by the two-way driveway to the existing two car garage. There are only three (3) employees on the site, therefore no backup of traffic onto Olive is reasonably conceivable.

- His concern over preservation of two mature trees requires limiting construction to a single eight (8) foot wide driveway.

- He believes there is an inconsistency in the front parking regulations, quoting the CSP Parking Regulations and Section 1003.165 of the Zoning Ordinance. With the State Highway Department acquisition of twenty (20) feet of frontage for the widening of Olive Boulevard, the petitioner no longer has enough setback to meet the requirement of Section 1003.165. Thus, he requested a waiver granted on this Section to allow two (2) parking spaces in front of the building.

- The Missouri State Highway Department has completed its acquisition of the twenty (20) foot right-of-way from the property in question.

- The public record contains letters and statements in support of this petition.

COMMENTS/CONCERNS OF COMMISSION

- The current two car garage is used for storage and parking of cars.
- Five spaces are requested for convenience of parking for family and office.
- Whether the driveway could be moved to save the cherry tree which would be destroyed as a result of the proposed driveway.
- This procedure creates an option for properties which might, at a future date, be put together for other residential uses. The CSP is not designed as an interim solution to the loss of marketability of homes along Olive.
- More shrubbery was suggested between the parking lot and Olive, on the south and west side.
- The State will widen existing driveway entrance and include a sidewalk.
- The present driveway accommodates seven (7) cars.
- The Department of Public Works is still reviewing the parking and driveway requirements.

SPEAKERS IN FAVOR

1. Mr. Tom Eggers, 15249 Olive, Chesterfield, Missouri 63017, as an individual.

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

9 In Favor 0 In Opposition

B. P.Z. 21-90 Noel T. Luster and Edward W. Thoman; a request for a Commercial Service Procedure in the "NU" Non-Urban District for a .5 acre tract of land located on the west side of Olive Boulevard, approximately 300 feet south of Appalachian Trail Drive (Locator No. 18S640261); requested use is a Manufacturer's Representative Office.

Mr. Ed Thoman stated the request, noting the following:

- The property at 15217 Olive was purchased in 1977 to be used as a Sales Office for the Manufacturing Representative Business.
- There are no plans to change the property in any way.

COMMENTS/CONCERNS OF COMMISSION

- The traffic is minimal, as the business has only one employee working from 8 to 5 each day, and occasional deliveries by U.P.S.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

9 In Favor 0 In Opposition

Commissioner Pat O'Brien left the meeting at this time.

APPROVAL OF THE MINUTES

The Minutes were approved from September 24, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

A. **Ordinance Review Committee**

Commissioner Mary Brown stated that a public hearing has been set for October 22, 1990, to consider allowing Substance Abuse Treatment Facilities under a Conditional Use Permit.

B. **Architectural Review Committee**

Commissioner Jamie Cannon stated that the Committee met on October 1, 1990, and decided to ask for: 1) a written statement of the intent of the design (the statement should be an indication of what the architect/developer is attempting to accomplish with the building, and an explanation of the building appearance; 2) an architectural model or color rendering of the project elevations; 3) a sample of exterior materials, with color; 4) floor plans and exterior elevations to indicate doors, windows, etc.; 5) indication of type, location and size of signage (i.e., project or business, free-standing or wall); 6) location and screening of any mechanical equipment; and 7) height, location and style of any exterior lighting. The Committee also asked the Department of Planning Staff to provide the Committee with a short slide presentation of the site at the time of review, showing the adjacent areas.

C. **Site Plan/Landscape Committee**

Commissioner Bill Kirchoff stated that the Landscape Sub-Committee met on September 29, 1990, and reviewed a number of landscape requirements. He further stated that the Planning Department has been requested to pursue several items relative to landscape requirements.

D. **Comprehensive Plan Committee**

Commissioner Mary Domahidy stated that the priorities should be: 1) revisions of the commercial zoning districts; 2) encouragement to the City to pursue infrastructure financing mechanisms; and 3) revisions of the residential zoning districts. Also, the Committee recommended that: 1) the annual update of the Comprehensive Plan be completed by June 1, 1991, after the first of the year, to begin reviewing what has occurred since the time of the Plan's adoption; 2) have a summary presented to the Commission at a hearing at which public comment would be invited, and then go back to the Committee with recommendation to the Planning Commission to follow.

E. **Procedures Committee**

Commissioner Walter Scruggs stated that the Revised Procedures have been reviewed by the Planning and Economic Development Committee, the Committee agrees that the brochures are in order, and they prefer Alternate B.

Commissioner Scruggs made the motion that the three brochures be made available to the public to explain the review process. The motion was seconded by Commissioner Domahidy, and approved by a voice vote of 8 to 0.

Director Duepner asked that the seven items recommended by the Architectural Review Committee be adopted as a policy by the Planning Commission, so that the staff may utilize same and make available to perspective developers/petitioners to let them know that this is the minimum requirement for submittal.

Commissioner Cannon made a motion to adopt the seven procedures, as outlined earlier. The motion was seconded by Commissioner Domahidy, and approved by a voice vote of 8 to 0.

Commissioner Scruggs made a motion to revise the procedure for the review of ordinance amendments to be in accord with Attachment B, presented to the Planning Commission at its last meeting. The motion was seconded by Commissioner Domahidy, and approved by a voice vote of 8 to 0.

Councilman Dick Hrabko stated that the City Council recently made the decision to proceed with five (5) planning process studies as follows:

1. The Chesterfield Valley Study, which is underway now.

2. The City Center Study, to establish the need and possible location of the new City Center for the City of Chesterfield.

3. The Infrastructure Capital Improvement Plan Study, which is already underway, being done mainly by the staff.

4. The Leisure Activities Parks and Recreation Plan Study, to encourage more organized recreational activities.

5. The Financing Study, to figure out how to pay for the aforementioned studies.

Chairman McGuinness stated that both she and Commissioner Kirchoff attended the first meeting of the negotiating body to set up an Economic Development Council for the City. The Pre-Council decided to look into the services of a facilitator.

Commissioner Kirchoff stated that he felt the meeting went very well, and everyone seemed happy to work together.

OLD 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 Kleiner presented the request and the Department's recommendation of approval with conditions stated in Attachment A, except for a revision of the Miscellaneous Conditions (q) should add - No over-the-road trucks shall be stored at this site, and no vehicles stored at this site shall exceed a height of twelve (12) feet.

COMMENTS/DISCUSSION BY COMMISSION

- A more specific definition of the over-the-road vehicles was discussed.
- Returning the leased RV's could pose problem of parking on adjacent properties.
- The existing signage was discussed, as well as possible additional signage allowed at this site.

Chairman McGuinness left the meeting at this time.

- Possibility of limiting leasing to Ryder Trucks.

Chairman McGuinness returned to the meeting at this time.

Commissioner Golub left the meeting at this time.

- The limiting of the size of any stored vehicle to twelve (12) feet in height.

Commissioner Golub returned to the meeting at this time.

Chairman McGuinness left the meeting at this time.

- Discussion continued over the Phase I and Phase II of the proposal.
- Access to Old Olive would be subject to review of the site development plan, when submitted for review by Commission.

Chairman McGuinness returned to the meeting at this time.

- Additional landscaping was requested along the Chesterfield Airport Road frontage.
- The uses for rental of Ryder trucks could not be regulated.
- The Phases would be identified and approved by the Commission on the site development plan.
- The sight-proof fence would show detail on the site development plan, when submitted for review by Commission.

A motion was made by Commissioner Scruggs to approve the Department's recommendation with the addition in Attachment A (q) to read: No semi-tractor trailer trucks and cabs shall be stored at this site. No vehicle stored at this site shall exceed a height of twelve (12) feet. The motion was seconded by Commissioner Kirchoff. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

NEW BUSINESS

A. P.Z. 17-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Satellite Dishes.

According to Commission policy, the Department recommended that this matter be held.

A motion to hold this matter was made by Commissioner Golub. The motion was seconded by Commissioner Cannon, and passed by a voice vote of 8 to 0.

B. P.Z. 18-90 City of Chesterfield Planning Commission; a proposal to amend the Zoning Ordinance of the City of Chesterfield to allow Mortuaries as a Conditional Use within the "NU" Non-Urban District and the "R-1" through "R-4" Residence Districts.

According to Commission policy, the Department recommended that this matter be held.

A motion to hold this matter was made by Commissioner Golub. The motion was seconded by Commissioner Cannon, and passed by a voice vote of 8 to 0.

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.

According to Commission policy, the Department recommended that this matter be held.

A motion to hold this matter was made by Commissioner Golub. The motion was seconded by Commissioner Cannon, and passed by a voice vote of 8 to 0.

D. P.C. 18-89 Charles Liebert (Westerly); a request for amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road at Westerly Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval with the condition of protecting the existing tree on Lot 13, and grading on Lots 11 and 12 shall not be any closer to the southern boundary line than fifteen (15) feet.

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

COMMENTS/DISCUSSION BY COMMISSION

- Discussion followed on means of protecting existing trees.

Commissioner Kirchoff amended the motion to require Lot 13 to maintain a twenty-five (25) foot buffer, and Lots 11 and 12 would maintain a fifteen (15) foot buffer. The amendment was accepted by Commissioner Golub and Commissioner Domahidy.

- The sizes of the proposed houses are not known at this time.
- Access, at this time, is via a gravel road.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

E. Correspondence from the Director of Planning/Economic Development forwarding draft of Escrow form for Guaranteeing Improvements in Planned District Developments.

A motion to approve the draft of the Escrow form was made by Commissioner Scruggs. The motion was seconded by Commissioner Domahidy, and passed by a voice vote of 8 to 0.

F. 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.

Director Duepner stated that the Department of Planning has received by the City Council for review by the Planning Commission, a valid Protest submitted in response to the Planning Commission's recommendation on this matter. The Department's report responds to the points raised in the Protest. Director Duepner stated that the Department believes P.Z. 13-90, as recommended by the Planning Commission in its report of September 27, 1990, meets the criteria for approval of a Conditional Use Permit as outlined in Section 1003.181 of the Zoning Ordinance of the City of Chesterfield.

A motion to approve the report was made by Commissioner Domahidy, and was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- The Commission discussed the language of the report - whether the use will or can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The report was amended as follows:

- The first sentence, page two of the report (The Department believes that concerns about land uses affecting nearby property values should not be considered in review of a petition for a Conditional Use Permit) will be deleted from Commission report to Planning and Economic Development Committee of the City Council.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, no; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 1.

G. Planning Commission Status Sheets.

The Status Sheets were received and filed by the Commission.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Spirit of St. Louis Airport (Old FAA Tower/Administration Office); "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations.

The Commission recessed at 9:10 p.m. to the Council Conference Room to review the Amended Site Development Plan and Architectural Elevations.

A motion was made by Commissioner Kirchoff, on behalf of the Site Plan Committee, to approve the Site Development Plan and Architectural Elevations as proposed, but requiring submittal of a Landscape Plan. The motion was seconded by Commissioner Domahidy, and passed by a voice vote of 8 to 0.

The meeting adjourned at 9:20 p.m.

William Kirchoff, Secretary

[MIN10-8]