PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 8, 2001

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

I. PRESENT	ABSENT
Mr. Fred Broemmer	Mr. Mike Kodner
Mr. Dan Layton, Jr.	Ms. Rachel Nolen
Ms. Stephanie Macaluso	Mr. Jerry Right
Ms. Victoria Sherman	
Mr. B. G. Wardlaw	
Chairman David Banks	
Mr. Doug Beach, City Attorney	
Mayor John Nations	
Ms. Teresa Price, Director of Planning	
Ms. Barbara Weigel, Senior Planner	
Mr. Paul DeLuca, Project Planner	
Mr. John Wagner, Project Planner	
Ms. Kathy Lone, Executive Secretary/Planning Assistant	

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations.

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the September 24, 2001 Meeting Minutes. The motion was seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

VI. PUBLIC COMMENT

1. Mr. Dennis Hayden, 12 Fordyce Manor Drive, St. Louis, MO 63131, speaking in favor of P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens;

· Speaker stated that he was present to answer questions.

2. Mr. John King, 168 North Meramec, Clayton, MO 63105, attorney for and speaking in favor of P.Z. 21-2001 Delmar Gardens, P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens;

· Speaker stated that he was present to answer questions.

3. Mr. Don Kennedy, 10 South Broadway, Ste. 2000, St. Louis, MO 63102, speaking in favor of P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that he was present to answer questions.

4. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and speaking in favor of P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that he was present to answer questions.

5. Ms. Julie Nolfo, Crawford Bunte Brammeier, 1830 Craig Park Ct, Ste. 209, St. Louis, MO, speaking neutral to P.Z. 43-1999 SSM Women's Health Care Central Region;

· Speaker stated that she was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Chesterfield Presbyterian Church- Site Development Plan, Revised Architectural Elevations and Landscape Plan for sanctuary addition and additional parking lot located on the south side of Clayton Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Revised Architectural Elevations and Landscape Plan for Chesterfield Presbyterian Church including the Architectural Review Board's (ARB) recommendations. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 6 to 0.

B. #6 McBride & Son Corporate Center: Request for a monument sign and two wall signs for separate entrances and address numeral #6 as required.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the two (2) wall signs only for #6 McBride & Son Corporate Center and that the petitioner reconsider the monument sign size and location. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 6 to 0.

C. Seasons at Schoettler Addition: A Site Development Plan, Landscape Plan and Architectural Elevations. The subject property is zoned "R-2" Planned Environmental Unit (PEU) Residential District and is located on Schoettler Road extending Spring Breeze and Summer Blossom Lanes in the Seasons at Schoettler Subdivision.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Landscape Plan and Architectural Elevations for Seasons at Schoettler Addition. The motion was seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

VIII. OLD BUSINESS

A. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)
Permitted Uses:
A. The uses allowed in this "PC" Planned Commercial District shall be:
1. Associated work and storage areas required by a business, firm, or service to carry on business operations;
2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
3. Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice);
(ii) Beverages;
(iii) Confections;
4. Barber shops and beauty parlors;
5. Bookstores;
6. Cafeterias for employees and guests only;
7. Child care centers, nursery schools, and day nurseries;
8. Dry cleaning drop-off and pick-up stations;
9. Film drop-off and pick-up stations;
10. Financial institutions;
11. Hospitals;
12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
(ii) Placed underground; or
(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;
14. Offices or office buildings;
15. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19. Restaurants, sit down;
20. Permitted signs (See Section 1003.168 'Sign Regulations');
21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;
21. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;

Restrictions

1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Senior Planner Barbara Weigel gave an overview of P.Z. 43-1999 SSM Women's Health Care Central Region. Ms. Weigel stated that since no site plan was submitted for this petition, Staff has created guidelines for development including setbacks, landscape and traffic improvements in Attachment A.

Commissioner Wardlaw expressed concern with the change in the setbacks. Commissioner Wardlaw also expressed concern with approving zoning without having a proposed design.

Commissioner Sherman made a motion to hold P.Z. 43-1999 SSM Women's Health Care Central Region until the October 22, 2001 Planning Commission Meeting to compare the building heights, setbacks and water and pedestrian features with this zoning request and the current zoning. The motion was seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

B. P.Z. 21-2001 Delmar Gardens; a request for a change of zoning from an "NU" Non-Urban District to a "PC" Planned Commercial District for 8.5 acres of land located

on the north side of North Outer Forty Road, east of Delmar Gardens. (Locator Numbers: 18S-32-0039 and parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

Proposed uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

(g) Automatic vending facilities for:

(i) Ice and solid carbon dioxide (dry ice);

(ii) Beverages;

(iii) Confections.

(l) Cafeterias for employees and guests only.

(m) Child care centers, nursery schools, and day nurseries.

(z) Offices or office buildings.

(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(ff) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

(kk) Sales, rental, and leasing of new and used (medical equipment) vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

AND

C. P.Z. 22-2001 Delmar Gardens; a request for a change of zoning from an “NU” Non-Urban District to a “R3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095).

AND

D. P.Z. 23-2001 Delmar Gardens; a request for a Planned Environment Unit in an “R3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S-32-0051, 18S-32-0062, 18S-32-0073, 18S-32-0084 and 18S-32-0095). Proposed use: Single-family attached residences.

Project Planner John Wagner gave an overview of P.Z. 21-2001 Delmar Gardens, P.Z. 22-2001 Delmar Gardens and P.Z. 23-2001 Delmar Gardens.

Commissioner Layton expressed concern that the commercial buildings will not have a timely access to emergency equipment by not having a cut-through from the residential area.

Commissioner Macaluso made a motion to approve P.Z. 21-2001 Delmar Gardens with the addition to page 3 of Attachment A, IV. GENERAL CRITERIA, P. to include in the Chesterfield Fire Protection District comments a timing difference as to how long it would take the Fire District to have an emergency response to the office building with and without a cut-through from the residential area. This data is to be provided to City Council before their vote. The motion was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion was approved by a vote of 6 to 0.

Commissioner Macaluso made a motion to approve P.Z. 22-2001 Delmar Gardens. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Chairman Banks, yes.

The motion was approved by a vote of 6 to 0.

Commissioner Wardlaw made a motion to approve P.Z. 23-2001 Delmar Gardens. The motion was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: Commissioner Macaluso, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Commissioner Layton, yes; Chairman Banks, yes.

The motion was approved by a vote of 6 to 0.

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

A. Committee of the Whole

B. Ordinance Review Committee

Committee Chair Layton stated that the Ordinance Review Committee will review estate zoning and the Planned Environment Unit (PEU) definition for attached residences. The next Ordinance Review Committee Meeting will be held at 4:00 p.m. on Wednesday, October 10, 2001, at City Hall.

C. Architectural Review Committee
D. Site Plan
E. Landscape Committee

Director of Planning Teresa Price stated that the Landscape Committee will be meeting at 9:00 a.m. on Wednesday, October 17, 2001, at City Hall.

F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update
I. Landmarks Preservation Commission

The meeting was unanimously adjourned at 7:35 p.m.

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Victoria Sherman, Secretary