

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL, OCTOBER 10, 1988

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

PRESENT

Chairman, Barbara McGuinness  
Mr. Edward Bidzinski  
Ms. Mary Brown  
Mr. Charles Bryant  
Ms. Kimberly Burnett  
Ms. Mary Domahidy  
Mr. Lester Golub  
Mr. William Kirchoff  
Dr. Claude Pritchard  
City Attorney Doug Beach  
Mr. Jerry Duepner, Director of Planning/Economic Development  
Ms. Sandra Lohman, Executive Secretary Department of Planning

ABSENT

Councilmember Richard Hrabko

City Attorney Doug Beach delivered the Invocation.

The Pledge of Allegiance was recited by all.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

Public Hearing - No items scheduled.

Ms. McGuinness stated the deadline to register to vote is October 19, 1988. The City Clerk, June Schroeder will be available to register voters here in the City of Chesterfield Government Center.

APPROVAL OF THE MINUTES

The minutes of the September 26, 1988 Meeting were submitted for approval. Two corrections were noted. Minutes were approved as amended.

COMMITTEE REPORTS

Comprehensive Planning Committee

Ms. Domahidy gave a report noting upcoming interviews of Comprehensive Plan consultants.

Historic Preservation

No report was given.

Ordinance Review

No report was given.

OLD BUSINESS

P.C. 11 and 12-88, Sullivan Hayes Companies; "R-6A" to "R-1," and "R-6A" and "R-1" to "C-8;" northwest side of Olive Boulevard between East and West Drives. Mr. Duepner stated that the petitioner contacted staff and requested that P.C. 11 and 12 be held.

Commissioner Burnett moved that P.C. 11 and 12-88 be held, and Commissioner Golub seconded. The Commission approved the motion to hold the P.C. 11 and 12-88 by a vote of 9 to 0.

P.C. 225-87, Clarkson Centre; east side of Clarkson Road, south of Clarkson Woods Drive. Mr. Duepner described the request of Mr. Gary Mestman as follows:

1. Permission to construct a right-turn in and out access to the development at Clarkson Road, prior to the completion of the Wilson Road/Clarkson Woods Drive Intersection.
2. Improvements required along Clarkson Woods Drive be waived.

Upon review of these requests, Mr. Duepner, Director of the Department of Planning presented the Departments recommendation for approval of granting a right turn in and out access from Clarkson Road, with provision of a left turn lane for southbound Clarkson Road at Clarkson Woods Drive. In addition, left turn access from Clarkson Road to Clarkson Centre be permitted upon approval by the Missouri Highway and Transportation Department, and the access from Clarkson Woods Drive be eliminated.

Commissioner Bryant made a motion that the Department recommendation be approved with inclusion of architectural review and Commissioner Bidzinski seconded the motion.

The Commission voted to reject the motion 9 to 0, and the motion failed.

The Commission debated several issues concerning access from the Clarkson Woods subdivision and the need for a traffic study.

Commissioner Domahidy made a motion to recommend approval of right turn in and out access to the site with the provision of a left turn lane on Clarkson Road at Clarkson Woods Drive, and provision for architectural review. Commissioner Bryant seconded the motion. The Commission voted 9 to 0 to approve the motion.

NEW BUSINESS

P.C. 14, 15, 16, 17, 18 and 19-88; Miceli Development Company; "NU" to "C-8," "NU" to "R-2" and "R-3;" northeast quadrant of Clarkson and Kehrs Mill Roads.

Mr. Duepner requested this matter be held pending complete review by staff.

Commissioner Brown moved and Commissioner Bryant seconded that the petitions be held. The motion was approved by a vote of 9 to 0.

P.C. 20-88; Thomas C. Walker; "NU" and "FPNU" to "C-8" and "FPC-8;" north side of U.S. Highway 40, east of Long Road.

Mr. Duepner requested this matter be held pending complete review by staff.

Commissioner Bryant moved that P.C. 20-88 be held and Commissioner Domahidy seconded.

The Commission approved motion to hold by a vote of 9 to 0.

P.C. 27-87; Patrick McKenna; Request for Amendment of "C-8" District Ordinance; north side of Olive Street Road and south side of Chesterfield Airport Road.

Mr. Duepner gave a report and recommended approval of the revised legal description and revised pavement width of twenty-six feet.

Following discussion, Commissioner Domahidy moved and Dr. Pritchard seconded motion to amend Ordinance 13,256 as follows:

1. The legal description be revised to substitute "North 51 degrees 4 minutes 48 seconds East, 223.45 feet" for "North 50 degrees 47 minutes, and South 51 degrees 3 minutes 18 seconds East and 23 seconds West, 243.75 feet to a point" for "South 50 degrees 47 minutes 18 seconds West, 241.40 feet to a point."

and,

2. Condition 4d. be revised to read: Provide a forty (40) foot right-of-way with ten (10) foot roadway improvement, maintenance and utility easements on either side and a thirty-eight (38) foot pavement from Olive Street Road for a distance of 200 feet. The remainder of the access road to the West property line shall be a forty (40) foot right-of-way with ten (10) foot roadway improvement, maintenance and utility easements on either side, and a twenty-six (26) foot pavement. All drainage facilities shall be provided along the entire length of this access roadway. Parking shall be prohibited along this roadway. Minor driveways shall not intersect the roadway closer than 200 feet from Olive Street Road. Radii at minor driveway intersections with the access roadway shall be as approved by the City of Chesterfield. No other access shall be permitted to the subject site from Olive Street Road. The cost of this internal road construction shall not be credited towards the required deposit to the Chesterfield Valley Road Trust Fund. Appropriate landscaping shall be provided as approved by the Planning Commission within roadway areas.

The Commission voted to approve this motion by a vote of 9 to 0.

P.C. 6-88; Toys 'R' Us; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated that the petitioner (Mr. John King representing Toys 'R' Us) requested that the Planning Commission approve withdrawal, without prejudice, of P.C. 6-88 Toys 'R' Us.

The motion was made by Ms. Burnett and seconded by Mr. Kirchoff to approve this request. The motion passed by a vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

P.C. 54-86; St. Louis Industrial Properties Ltd.; No. 10; Building Elevations; southeast quadrant of U.S. Highway 40 and Clarkson Road.

Mr. Duepner gave a report indicating that the proposed six-story building would be a combination of granite and glass, with a green metal as penthouse structure to screen roof-top mechanical equipment.

Upon discussion and review, Commissioner Kirchoff moved:

"Whereas the Planning Commission has reviewed the building elevations of the Phase 1 six story, 120,000 square foot building of St. Louis Industrial Properties, Ltd. No. 10, and is of the opinion that said plans and elevations are in keeping with the orderly quality development of the City of Chesterfield; I move that the building elevations of granite and glass, with a roof and sloped areas of the roof element being copper, be approved and said approval be forwarded by the Director of Planning and Economic Development to the St. Louis County Department of Public Works."

The Commission approved this motion by a vote of 9 to 0.

OTHER

Policy on Commission Review of Rezoning and Special Procedure Petitions

Mr. Duepner noted that in view of present staff limitations, it would be extremely difficult for the staff to prepare a report on a petition heard at public hearing for the next meeting of the Planning Commission, that is, within two weeks. He suggested that at the present time the Commission consider that any petition heard by the Planning Commission would not be back for their consideration for at least one month after the public hearing date. This period should allow staff adequate review time, as well as time for preparation of a report.

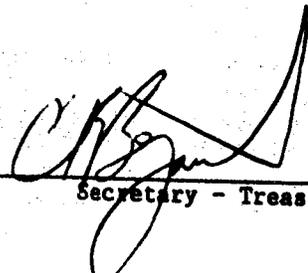
The motion to approve this policy was made by Ms. Brown and seconded by Dr. Pritchard. The Commission approved this policy by a vote of 9 to 0.

Public Hearing Notification Process

Mr. Duepner made a recommendation that the City of Chesterfield adopt as policy the notification of property owners within 200 feet of a parcel for which a rezoning or special procedure hearing is to be held. The City of Chesterfield should take the responsibility for sending these notices to adjacent property owners. As policy of the City the failure of an adjacent property owner within 200 feet of a site to receive a notice will not void the public hearing process. The Department of Planning and Economic Development will assume the responsibility for this function.

The motion was made by Ms. Brown and seconded by Mr. Golub to adopt this policy. The Commission approved this policy by a vote of 9 to 0.

The motion to adjourn was made by Dr. Pritchard and seconded by Ms. Domahidy. The meeting adjourned at 8:20 p.m.



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Secretary - Treasurer