

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
OCTOBER 11, 1993



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

PRESENT

Mr. Fred Broemmer  
Ms. Mary Brown  
Mr. Bill Kirchoff  
Ms. Pat O'Brien - arrived later  
Mr. Walter Scruggs  
Ms. Victoria Sherman  
Chairman Barbara McGuinness  
Mr. Douglas R. Beach, City Attorney  
Mr. Jerry Duepner, Director of Planning  
Ms. Laura Griggs-McElhanon, Senior Planner  
Ms. Sandra Lohman, Executive Secretary

ABSENT

Commissioner Dalton  
Commissioner Domahidy

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

Commissioner Scruggs made a motion to approve the minutes from the meeting of September 27, 1993. The motion was seconded by Commissioner Kirchoff and passed by a voice vote of 7 to 0.

PUBLIC COMMENTS: - None

OLD BUSINESS - None

Commissioner O'Brien arrived at this time.

## NEW BUSINESS

- A. P.Z. 18 & 19-93 Nooning Tree Partnership; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Senior Planner Laura Griggs-McElhanon noted the petitioner, Mr. Loomis, is requesting this item be held to permit further review and input from other organizations/groups for revisions to the plan. She further stated the Department recommends this item be held.

Commissioner Sherman made a motion to hold this item. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 7 to 0.

- B. P.Z. 20-93 Carl R. Tisone; Conditional Use Permit in the "NU" Non-Urban District; north side of North Outer Forty east of the intersection of Boones Crossing and North Outer Forty.

Director Duepner summarized the request and the recommendation for approval by the Department, subject to the conditions contained in Attachment A, and comments received from the Public Works Department.

Commissioner Broemmer made a motion to approve the request as recommended by the Department. The motion was seconded by Commissioner Kirchoff.

## COMMENTS/DISCUSSION BY COMMISSION

- Commissioner O'Brien inquired about the seating arrangements (i.e., competitions, tournaments, exhibitions, etc.) in relation to the amount of parking provided. She expressed concern regarding possible overflow parking.
- Director Duepner noted the parking requirements for this type of facility are based on one (1) space per every four (4) seats. The preliminary plan for the ice arena indicates seating for approximately 2200 people. The details of parking requirements would be addressed at the time of site development plan submittal.
- The petitioner was advised that some members of the Commission will be looking for a Certified Landscape Architect's seal on the Landscape Plan. In addition, the Commission will be looking at the screening of the proposed mechanical equipment from all vantage points, as the proposed structure is in a highly visible area.

- It was noted that the Guidelines established by the Planning Commission with regard to landscaping in this location in the Valley, included the provision that the landscape plan be prepared and submitted by a landscape architect.
- It was noted that these Guidelines for the Valley were established during the pre-flood period.

Councilmember Susan Clarke stated this is not the position of the Planning and Zoning Committee of Council. She further stated the Planning and Zoning Committee does not require, nor want to require, that the landscape plan be the product of a certified landscape architect.

Commissioner Kirchoff stated the Guideline was established to ensure quality of the projects submitted to the City.

Commissioner Scruggs noted he does not share the view of the Landscape Committee that it requires a certified landscape architect. He stated he does not want to inflict any additional expense on the petitioner.

- Discussion evolved around the visibility of the proposed structure, and the significance of appropriate landscaping and exterior attributes of the building itself.

Director Duepner requested, on behalf of the petitioner and Staff, direction from the Commission regarding what they would required regarding the landscape plan/site plan (i.e., whether or not it will be approved subject to the seal of a landscape architect).

Commissioner Broemmer stated the quality is ensured by requiring a registered landscape architect to prepare the plans.

Commissioner O'Brien stated she would like to see quite a bit of landscaping to soften the warehouse look.

Chairman McGuinness stated she believes the direction is that "the Planning Commission wants quality landscaping, and a lot of it."

**Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Brown, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes;**

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

- C. P.Z. 22, 23 & 24-93 Miceli Development Corporation (Somerset West); "NU" Non-Urban District to "R-2" 15,000 Square Foot Residence District, and "R-3" 10,000 Square Foot Residence District and Planned Environment Unit Procedure in the "R-2" and "R-3" Residence Districts; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Long Road.

Senior Planner Laura Griggs-McElhanon summarized the issues being evaluated by the Department, and noted that, in keeping with Commission policy, the Department recommends this matter be held until the meeting of October 25, 1993.

A motion to hold this item was made by Commissioner O'Brien and seconded by Commissioner Scruggs. **The motion passed by a voice vote of 7 to 0.**

- D. P.C. 207-86 Texaco Incorporated; A request for Amendment of "C-8" Commercial District Ordinance; southwest corner of the intersection of Olive Boulevard and Chesterfield Parkway North.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommendation of approval of the amendment as stated in the report.

A motion to approve the amendment, as stated in the Department's report, was made by Commissioner Sherman and seconded by Commissioner Kirchoff.

#### COMMENTS/DISCUSSION BY COMMISSION

- The thirty (30) day time limit recommended with the Shell Station is in keeping with the proposed new sign ordinances.
- The various types of promotions were discussed.
- Any type of banner would be permitted to be hung from one of their canopies, on their buildings, or on poles.
- It was noted that the City has no control over what type of gas station goes into a certain facility. The subject facility is owned by a Corporation.

**Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Brown, no; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, no; Commissioner Sherman, yes; Chairman McGuinness, yes;**

**The motion passed by a vote of 5 to 2.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS - None

COMMITTEE REPORTS

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee** - No report.
- D. **Comprehensive Plan Committee** - No report.
  
- E. **Procedures & Planning Committee** - No report.

Chairman McGuinness stated the next meeting for the Ordinance Review Committee (Committee of the Whole) is October 19, 1993, 6:00 p.m., in Conference Room A.

Chairman McGuinness requested the Architectural Review Committee Chairman and Landscape Committee Chairman get together with Director Duepner to set future meetings. She also instructed Director Duepner to get together with the Comprehensive Plan Committee Chairmen to set a future meeting.

Chairman McGuinness instructed Director Duepner to put together a list of outstanding items to be discussed by the Procedures & Planning Committee, and set up a meeting.

The meeting adjourned at 7:28 p.m.



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Walter Scruggs, Secretary

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