

V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 23, 1989

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

PRESENT

ABSENT

- | | |
|---|---------------------------------|
| Chairman Barbara McGuinness | Councilman Dick Hrabko, Ward IV |
| Mr. Edward Bidzinski | (arrived later) |
| Ms. Mary Brown | |
| Mr. Charles Bryant | |
| Ms. Kimberly Burnett | |
| Ms. Mary Domahidy | |
| Mr. Lester Golub | |
| Mr. William Kirchoff | |
| Dr. Alan Politte | |
| 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 Department of Planning | |

INVOCATION: Jerry Duepner, Director Department of Planning/Economic Development

PLEDGE OF ALLEGIANCE: Councilmember Betty Hathaway, Ward I.

INTRODUCTORY REMARKS - No Public Hearings

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES - The minutes of the Planning Commission Meeting of October 9, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Ms. Domahidy stated that we have had two (2) Quadrant Meetings, with two (2) meetings remaining. She encouraged the Commission Members to participate.

Ordinance Review Committee - No Report

OLD BUSINESS

- A. P.Z. 28-89 City of Chesterfield Planning Commission; Amending Section 1005.080 "Improvements Installed or Guaranteed," Section 1005.085 "Acceptance and Final Approvals," and Section 1005.265 "Disclosure of Responsibility for Street Maintenance" of the Subdivision Ordinance of the City of Chesterfield.

Mr. Duepner stated this item is on the agenda with no action tonight, since it was tabled at the last meeting.

NEW BUSINESS

- A. Statement of Protest of the recommendation of approval by the Planning Commission for a Planned Environment Unit Procedure; P.Z. 18-89 Charles Liebert; west side of Schoettler Road, at Westerly Drive.

Mr. Duepner presented the Protest Statement and the Department's recommendation that the Commission reaffirm its prior recommendation of approval on this matter, with conditions noted in the original report.

A motion to reaffirm approval of this matter was made by Mr. Bidzinski and seconded by Mr. Bryant.

Ms. Brown stated that the Commission had requested that, prior to any site preparation, a plan depicting existing trees (those to be retained) be presented to the Planning Commission for review.

Mr. Duepner noted that such a requirement is a recommended condition.

Dr. Politte asked if clarification of the 25% runoff had been presented to the residents.

Mr. Duepner stated that representatives from the Department of Public Works had met with several of the residents in the area in order to explain that the reduction is greater than normally imposed on development. The normal requirement is for discharge from a site to be comparable to the condition of the site prior to development.

Chairman McGuinness commented on Resolution No. 49 regarding improvement of Schoettler Road.

Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-1.

- B. P.Z. 29-89 Midland-Capitol Properties I; "NU" Non-Urban District, "R-1" One Acre Residence District, "R-1A" 22,000 square foot Residence District, and "C-8" Planned Commercial District to "C-8" and amended "C-8" Planned Commercial District; 9.296 acre tract of land located on the east side of Clarkson Road, approximately 800 feet north of Baxter Road.

Mr. Duepner presented the request and the Department's recommendation of approval in concept, but held for submittal of a revised preliminary plan to address concerns noted.

(Councilmember Dick Hrabko arrived at this time.)

Discussion covered the following:

- o Relation of buffer (wall and layout landscaping) along southeast portion, to an existing residence.
- o Comparison of square footage of this proposed development with other commercial developments in the area (e.g., Clarkson Square, Dierberg Market Place, Drew Station).
- o Comparison of intensity of previous petitions for Toys 'R' Us to current request. The Staff is recommending "C-2" District uses only, with the principal tenant limited to a maximum of 18,000 square feet.
- o Setback requirements, as proposed by staff, would reduce the total square footage.
- o Dr. Politte's previous request presented in the form of a letter at the Public Hearing.
- o Ms. Domahidy's letter stating justification for requirement of additional buffer area (100 foot minimum) due to unique location of site.
- o Suggestion that the park area be maintained and insured by developer until it is turned over to the City.
- o Planning Commission control of the retention of existing trees.

A motion to approve in concept the request, with conditions in report, was made by Mr. Bidzinski and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, no; Ms. Burnett, no; Ms. Domahidy, no; Mr. Golub, no; Mr. Kirchoff, yes; Dr. Politte, no; Chairman McGuinness, no. The motion failed by a vote of 2 to 7.

A motion to hold the request and instruct Staff to contact the petitioner to address concerns as discussed, was made by Dr. Politte and seconded by Mr. Golub. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 2.

Mr. Duepner asked for clarification of the major concerns.

- o Park-like setting in the buffer area.
- o Increased width of buffer area.
- o Square footage should take care of itself, once the buffer is widened.

C. P.Z. 30-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.168 Sign Regulations relative to subdivision information and direction signs.

(Mr. Golub left the meeting at this time.)

A motion to hold this item was made by Ms. Burnett and seconded by Dr. Politte. The motion was approved by a voice vote of 8 to 0.

D. P.Z. 31-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.101 "FP" Flood Plain District Regulations to allow a portion of a residential lot within the flood plain.

A motion to hold this item was made by Dr. Politte and seconded by Ms. Burnett. The motion was approved by a voice vote of 8 to 0.

E. P.Z. 32-89 City of Chesterfield Planning Commission; a proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.200 Administration, Enforcement and Permits, and Section 1003.410 Penalties for Violation of Zoning Ordinance relative to enforcement of provisions of the Zoning Ordinance of the City of Chesterfield.

A motion to hold this item was made by Ms. Brown and seconded by Ms. Domahidy. The motion was approved by a voice vote of 8 to 0.

(Mr. Golub returned to the meeting at this time.)

F. Correspondence from Mr. John Auer requesting an extension of time for submittal of site development plan; P.C. 95-88 Borman Development; terminus of Baxter Lane, east of Baxter Road.

Mr. Olson presented the request and the Department's recommendation of approval of the extension of time to November 27, 1990 for submittal of a site development plan.

A motion to approve the request was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 9 to 0.

G. Correspondence from Mr. Keith Grosz requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 158-68 Green Trails Management Corporation; southeast corner of Ladue Road and Green Trails Drive.

Mr. Olson presented the request and the Department's recommendation to amend the Ordinance No. 11,900 with conditions stated in report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Mr. Golub.

The motion was amended as follows:

- o Require removal of the illegal sign prior to amending of the Ordinance.
- o Time limit of 15 days for removal of illegal sign.

Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, no. The motion passed by a vote of 8 to 1.

H. Correspondence from Edward Throop requesting an extension of time for submittal of site development plan; P.C. 129-86 Greenberg Development Et Al; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.

Mr. Olson presented the request and the Department's recommendation of approval for an extension of time to April 30, 1991.

A motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Ms. Brown. The motion passed by a voice vote of 9 to 0.

I. Correspondence from Roger Debenport requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 129-86 Greenberg Associates; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway.

Mr. Duepner presented the request and the Department's recommendation of amending Ordinance No. 12,888, Condition 6 a(1) as stated in Department's report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Dr. Politte. The motion was passed by a voice vote of 9 to 0.

J. Correspondence from James M. Klug requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 48-78 Glen Park Properties; south side of Olive Boulevard, north of Schoettler Road.

Mr. Olson presented the request and the Department's recommendation of amending Ordinance No. 9186 as stated in report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Burnett. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Dr. Politte, no; Chairman McGuinness, no. The motion passed by a vote of 7 to 2.

K. Correspondence from Robert Lutz requesting amendment of Zoning Ordinance relative to Home Occupations.

Mr. Duepner presented the request and the Department's recommendation that this matter be referred to the Ordinance Review Committee.

A motion to approve the Department's recommendation was made by Mr. Golub and seconded by Dr. Politte.

The motion was amended to include review of All zoning categories.

The motion passed by a voice vote of 9 to 0.

L. Correspondence from Merl C. Wilson requesting an extension of time for submittal of a site development concept plan; P.C. 60-77 Musterman Development; north side of Wild Horse Creek Road, east of Wilson Road.

Mr. Olson presented the request and the Department's recommendation of approval for an extension of time to November 12, 1990.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 1, with Mr. Bryant voting no.

(Mr. Bryant left the meeting at this time.)

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 104-84 Barken and Dubinsky (Valley Center Phase 3); "C-8" Planned Commercial District site development plan; south side of Chesterfield Airport Road, east of Long Road.

Ms. Kleiner presented the request and the Department's recommendation of approval.

Mr. Kirchoff stated the Site Plan Review Committee's recommendation to approve the site development plan, but to hold architectural elevations subject to submittal of specific exterior surface materials to be used and building renderings.

A motion to approve the Site Plan Review Committee's recommendation was made by Mr. Kirchoff and seconded by Dr. Politte. The motion passed by a voice vote of 8 to 0.

- B. P.C. 14-89 R. J. Barry Construction (Wellington Estates); PEU in "R-2" Residence District amended landscape plan; north side of Clayton Road, west of Schoettler Road.

Ms. Kleiner presented the request for the Commission's review.

Mr. Kirchoff stated the Site Plan Review Committee's recommendation of approval to allow the developer to plant pine trees within the 25 foot easement adjacent to Clayton Road (making clear that the 25 foot area remain "un-disturbed").

A motion to approve the Site Plan Review Committee's recommendation was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 0.

- C. P.C. 20-88 Thomas C. Walker (Outdoor Equipment); "C-8" Planned Commercial District amended landscape plan; north side of I-64/Highway 40, east of Long Road.

Ms. Kleiner presented the request for the Commission's review.

Mr. Kirchoff stated the Site Plan Review Committee's recommendation to deny the landscape plan.

A motion to approve the Site Plan Review Committee's recommendation of denial was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 8 to 0.

(Mr. Bryant returned to the meeting at this time.)

D. Parcel C-106 Chesterfield Village (Casa Gallardo); amended "C-8"
District site development plan; south side of Chesterfield Airport Road,
east of Chesterfield Village Parkway.

Ms. Kleiner presented the request for the Commission's review, giving the
Department's recommendation for re-approval.

Mr. Kirchoff moved for approval of the Department's recommendation. The
motion was seconded by Dr. Politte. The motion passed by a voice vote of 8 to
1, with Mr. Bidzinski voting no.

E. P.Z. 19 and 20-89 Gerald Kerr Homes Corporation (Princeton Gate); "R-2"
Residence District PEU site development plan and architectural
elevations; north side of Clayton Road, west of Claymont Estates Drive.

Ms. Kleiner presented the request and the Department's recommendation of re-
approval.

Mr. Kirchoff made the motion to approve the Department's recommendation. The
motion was seconded by Ms. Domahidy. The motion passed by a voice vote of 9
to 0.

The meeting adjourned at 9:10 p.m.

Mr. Charles Bryant - Secretary

[MIN10-23]