

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
OCTOBER 24, 1988

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. William Kirchoff
Dr. Claude Pritchard
City Attorney Doug Beach
Mr. Dick Hrabko, Ward IV
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Sandra Lohman, Executive Secretary Department of Planning

ABSENT

Mr. Lester Golub

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.

APPROVAL OF THE MINUTES

The minutes of the October 10, 1988 Meeting were approved with corrections, deletions as noted.

COMMITTEE REPORTS

Comprehensive Planning Committee

Ms. Domahidy thanked all the members of the Comprehensive Planning Committee for their efforts. She indicated that there will be a Meeting of the Sub-Committee this Thursday, to hear a presentation on a proposal to prepare a Comprehensive Plan for the City.

Historic Preservation

No Report was given.

Ordinance Review

Mr. Bryant stated that the Committee will be meeting to discuss the Planned Environment Unit Section of the Zoning Ordinance.

OLD BUSINESS

P.C. 14, 15, 16, 17, 18 and 19-88, Miceli Development Company

Mr. Duespner stated that a letter was delivered to the Planning Department addressed to the Chairman of the Planning Commission from the Petitioner, Miceli Development Company. The Petitioner requests this Petition be held and that the Commission defer action on the Petition, with the request that the Staff review further with recommendations from the Planning Commission.

The motion to hold the Miceli Petition was made by Mr. Bidzinski and seconded by Ms. Burnett.

Ms. Domahidy stated her concern for setting a precedent in the area where no commercial development is currently present. She feels that it is premature to consider development until the roads are widened.

Mr. Bidzinski requested a reduction of the size of the development. He recommended 150,000 to 160,000 square feet (which includes a grocery store). He stated his belief that commercial development on this site would serve the purpose of providing a neighborhood center which would help disperse the necessity of adding traffic on to Clarkson Road.

Ms. Burnett concurred with Ms. Domahidy's statement, and added that commercial on this site would conflict with the elementary school approved to the east.

Mr. Kirchoff stated his preference to be 100,000 to 120,000 square feet of commercial development. He recommended the office building be deleted from the plan. He stated that the minimum lot sizes of the residential portion of the proposed Development could be larger.

Mr. Bryant stated that limited commercial development, more on the neighborhood scale, would be appropriate.

Ms. Brown concurred with Ms. Domahidy's and Ms. Burnett's statement. She added her concern for the trees located to the north end of the property. She expressed a need for more information regarding the trees, the lake, safety factor, minimum size of lots. She would like to know about the lots in the "R-3" Residential area, as to how many homes would be less than 10,000 square feet.

Dr. Pritchard recalled that at the Public Hearing of September 26, 1988, he asked the petitioner whether he would consider development of the entire site as Residential. Mr. Michenfelder, representing the petitioner, said he didn't think so. Dr. Pritchard recommended that the staff consider working with developer to bring forth a plan for all Residential rather than Commercial. He would like all the residential to be zoned "R-2" instead of "R-3."

Ms. Domahidy requested more information regarding a point brought up at the Public Hearing Meeting regarding another access to the proposed development.

Mr. Hrabko, representing Ward IV, stated his opposition to the proposed development. He stated that the St. Louis County Department of Highways and Traffic report indicated that there would be a significant amount of traffic at the intersection of Clarkson and Kehrs Mill Road. The people of Ward IV are very much opposed to commercial development on this land, but are not opposed to residential development.

Chairman Ms. McGuinness noted the issue of the Chesterfield Area Study.

Ms. Brown interpreted the Area Study as stating clearly that if the subject property was not developed as a Junior College, it should be developed as Residential.

The motion was passed to hold P.C.14 thru 19-88, by a vote of 8 to 0.

P.C. 11 and 12-88 Sullivan and Hayes Companies

Mr. Duepner of the Department of Planning and Economic Development summarized the petitioner's request to the Commission with the Department's recommendation that P.C.11 and 12-88 be denied:

A motion was made by Dr. Pritchard to approve P.C.11 and 12-88. The motion was seconded by Mr. Bryant.

The motion was subsequently amended as follows:

- No fast food restaurants
- Additional landscaping along the north property line
- Architectural review
- Landscaping review
- Restrictions on categories of tenants not being pursued (as indicated by petitioner).

The Commission voted as follows: Bidzinski - yes; Bryant - yes; Kirchoff - yes; Pritchard - yes; Brown - no; Burnett - no; Domahidy - no; Chairman McGuinness - no. As the motion failed to receive five votes, the petition was held.

P.C. 20-88 Thomas Walker

Mr. Duepner of the Department of Planning and Economic Development summarized the petitioner's request. The Department of Planning recommended approval of rezoning to "C-8" District for the nine acres located south of the Chesterfield Monarch Levee and north of Highway 40, subject to the conditions in Attachment A.

Questions were raised in regard to the Impact Area Fee, and information about the crossing of the Levy District.

The motion to approve the Department's recommendations was made by Ms. Domahidy and seconded by Dr. Pritchard. The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 8 to 0.

NEW BUSINESS - No items.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

Logan College of Chiropractic Sign - (Information sign; west side of Schoettler Road, south of Windsor Valley Court)

Mr. Duepner of the Department of Planning and Economic Development presented the petitioner's request as received in a letter from Mr. Robert Brueggemann. The Department recommended that the sign maintain a setback of 8 feet from the new right-of-way of Schoettler Road.

A motion to approve the recommendation was made by Mr. Bryant and seconded by Ms. Burnett. The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 8 to 0.

P.C. 2 and 3-88 Borman Development - (Site development plan; eastern terminus of Forest Crest Drive.)

Mr. Duepner of the Department of Planning presented the petitioner's request for approval of a site development plan and building elevations. Mr. Duepner noted that as part of the review of a site development plan, the Commission was also considering front yard setbacks of 35 and 30 feet, rear yard setbacks of 15 feet, and side yard setbacks of 6 feet. The Department recommended approval of the site plan and building elevations.

A motion to approve the staff recommendation was made by Mr. Bryant and seconded by Ms. Burnett. The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 8 to 0.

Thousand Oaks - (Partial Amended Site Development Plan; south side of South Outer 40, west side of Timberlake Manor Parkway.

Mr. Duepner of the Department of Planning presented the proposed Site Development Plan which indicated 45 townhouses. A revised flood plain study will need to be submitted.

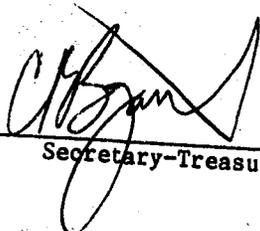
A motion to approve the amended site development plan was made by Mr. Bryant and seconded by Ms. Burnett. The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 8 to 0.

Atrium Office Building - (temporary information sign; north side of Swingley Ridge, west of Nardin Drive)

Mr. Duepner of the Department of Planning presented the request for the information sign for a building which is already under construction. The Department recommended approval of the sign with the conditions that the sign not exceed 147 square feet in outline area, and maintain a setback in accordance with the provisions of the "C-8" Ordinance governing development of the subject tract.

A motion to approve this recommendation was made by Mr. Bryant and seconded by Dr. Pritchard. The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-no. The motion passed by a vote of 7 to 1.

The motion to adjourn was made and seconded. The meeting adjourned at 8:20 p.m.


Secretary-Treasurer