

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 30, 1995**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Ms. Patricia O'Brien
Mr. Allen Yaffe
Chairman Michael J. Casey
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Joe Hanke, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Dave Dalton

INVOCATION - Commissioner Fred Broemmer

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Commissioner Allen Yaffe read the "Opening Comments"

- A. **P.Z. 32-95 City of Chesterfield Planning Commission;** a proposal to amend Sections 1003.193 Appeal and Protest Procedure for Special Procedures; and 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.

Director Jerry Duepner presented P.Z. 32-95, which is a result of direction by the Chesterfield City Council that the Planning Commission hold a public hearing to consider amending the Zoning Ordinance. He noted the Department's report will include recommendations from the City Attorney regarding adequate time for filing of a protest.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - Waived

Commissioner Yaffe read the final portion of the "Opening Comments."

Chairman Casey recognized Councilmember Ed Levinson (Ward II), Council Liaison.

APPROVAL OF THE MINUTES:

A. **Approval of Minutes from Meeting of October 9, 1995.**

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

PUBLIC COMMENTS: - None

OLD BUSINESS - None

NEW BUSINESS

A. **P.Z. 16-95 City of Chesterfield Planning Commission;** a proposal to amend Section 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance (regarding political signs).

Director Duepner noted the Department is recommending this matter be held.

A motion to hold this item was made by Commissioner Bly, seconded by Commissioner Grant and passes by a voice vote of 8 to 0.

B. **P.C. 225-87 Clarkson Center (Clarkson-Wilson Centre);** request for amendment of "C-8" Planned Commercial District Ordinance; east side of Clarkson Road, south of Wilson Road.

Director Duepner noted the Department is recommending this matter be held. He further noted the Department anticipates receipt of a revised request from the petitioner, which would be included on the November 13th Planning Commission Agenda.

A motion to hold this item was made by Commissioner McCarthy, seconded by Commissioner Yaffe and passes by a voice vote of 8 to 0.

C. **P.Z. 29-95 City of Chesterfield Planning Commission;** a proposal to amend Sections 1003.020 Definitions; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP," "PS," "NU," and all "R" Districts; 1003.168B Sign Regulations for all "C," "M", and "MXD" Districts; 1003.168D Subdivision Information Signs; and 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Planner II Joe Hanke presented the Department's report recommending repeal of Section 1003.168 (B) Sign Regulations for all "C," "M," and "MXD" Districts, subsection 3, Advertising Signs (Billboards) in its entirety and approval of the amended subsection as outlined in revised Attachment "A."

A motion to approve the Department's recommendation was made by Commissioner Grant and seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 8 to 0.

D. P.Z. 30-95 Premier Homes (Cambridge Cove): "R-3" Residence District to "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

E. P.Z. 31-95 Premier Homes (Cambridge Cove): Planned Environment Unit Procedure (PEU) in "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Assistant Director of Planning Laura Griggs-McElhanon noted the issues being evaluated by the Department and recommended this matter be held until the November 13, 1995 meeting.

A motion to hold this item was made by Commissioner McCarthy, seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

F. P.C. 75-67 Chesed Shel Emeth, Amendment of Conditional Use Permit in "NU" Non-Urban District; east side of White Road, south of Olive Boulevard.

Assistant Director of Planning Laura Griggs-McElhanon noted the request and Department's recommendation to delete the original Condition 4 of Conditional Use Permit Number 68, and replace it with the wording included in the Department's report.

A motion to approve the recommendation of the Department was made by Commissioner O'Brien and seconded by Commissioner Kenney.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 11-95 George Eble/Western Oil (Jiffy Lube)**; Conditional Use Permit in the "C-2" Shopping District Site Development Plan, Landscape Plan and Architectural Elevations; southeast corner of the Intersection of Woods Mill Road (State Highway 141) and Olive Boulevard (State Highway 340).

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Architectural Elevations for **P.Z. 11-95 George Eble/Western Oil (Jiffy Lube)**, and require re-submittal of the Landscape Plan for review and approval by the Department of Planning. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

- B. **P.C. 192-87 Long Road Partnership (Dugsford Commons)**; "C-8" Planned Commercial District Subdivision Record Plat; north side of Wild Horse Creek Road, east of Long Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Subdivision Record Plat for **P.C. 192-87 Long Road Partnership (Dugsford Commons)**. The motion was seconded by Commissioner Grant and passes by a voice vote of 8 to 0.

- C. **P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall)**; "C-8" Planned Commercial District Site Development Section Plan, Landscape Plan and Architectural Elevations (Chili's and Romano's Macaroni Grill); northwest quadrant of Chesterfield Parkway South and Clarkson Road.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for development of Parcel A of Chesterfield Mall, subject to the provision of a landscaped island at the end of the parking row near the westernmost entrance to the tract. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

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 and Planning Committee** - No Report

The meeting adjourned at 7:38 p.m.



Allen Yaffe, Secretary

[MIN10-30.095]