PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 9, 1998

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

PRESENT
Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Todd Streiler, Planner II
Ms. Reveena Shook, Planner II
Ms. Angela McCormick, Planner I
Ms. Annissa McCaskill, Planner I
Ms. Kathy Lone, Executive Secretary, Planning Assistant

ABSENT
Ms. Stephanie Macaluso

INVOCATION: Commissioner Allen Yaffee

PLEDGE OF ALLEGIANCE - All

Chairman Grant recognized the attendance of Council Liaison: Councilmember Mary Brown (Ward IV) and Allan Sheppard (Ward I).

Chairman Grant stated that P.Z.25-98 Mobil Mart would not be voted on tonight by the Planning Commission. A revised Preliminary Plan was submitted to Staff on November 6, 1998. Additional comments are needed from the State and County Highway Departments and will be reviewed by Staff. Patrons may make comments during the Public Comment portion of the meeting.

PUBLIC HEARINGS:

Commissioner Nolen read the first portion of the "Opening Comments."

A. **P.Z. 31A-98 Strutman and Busch;** A request for a Landmark and Preservation

Area (LPA) Procedure in the "PC" Planned Commercial District for a .39 acre

tract of land located at 16676 Chesterfield Airport Road. (Locator Number: 17T22-0278) Proposed uses: Offices or office buildings.

Planner I Angela McCormick gave a slide presentation of the subject site and surrounding area.

Ms. Lauren Strutman, 16120 Walnut Hill Farm, Chesterfield, Mo 63005, petitioner, gave a slide presentation showing the old neighborhood that existed and noted the following:

- Intention is to restore the building back to its original façade in the 1900's.
- Wished to thank the Planning Commission and the Chesterfield Historical Commission for their help and support in this project.

SPEAKERS IN FAVOR -

1. Dan Rothwell, 15720 Callender Ct., Chesterfield, MO 63017, spoke on behalf of the Chesterfield Historical Commission.

- Stated the historical and architectural significance of this building. It is the oldest surviving commercial building in Chesterfield. The most unique feature is the facade.

2. Ms. Jane Durrell, 177 Gunston Hall Ct., Chesterfield, MO 63017, spoke on behalf of the Chesterfield Historical Commission.

- The Chesterfield Historical Commission expresses strong support for this project. The building is a landmark of Chesterfield.

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL - None

REBUTTAL - Waived

Commissioner Nolen read the closing portion of the "Opening Comments." Director of Planning Teresa Price stated that the Planning Commission would be voting on this matter tonight.

V. Approval of October 12, 1998 Planning Commission Meeting Minutes.

A motion **to approve** the October 26, 1998 Minutes was made by Commissioner Yaffee and seconded by Commissioner Sherman. **The motion passes by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT:

1. Mr. Louis DiGiacomo, 15668 Dresden Lake Ct., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Speaker asked: has location been approved by franchiser, is franchisee approved by franchiser for expansion at this location, have any objections been filed with the franchiser by the franchisee?

2. Ms. Marcia McDonald, 14986 Chateau Village Dr., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Speaker has seen the new plans and doesn't believe there is much difference in them.

- Speaker feels that the Planning Commission has taken their time voting on this project and wishes they would vote on this project as soon as possible.

Chairman Grant stated that all relevant information is needed before a vote can be taken.

3. Mr. Donald W. Stenzel, 15124 Baxton Ct., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Speaker distributed pictures of project.

- Speaker is concerned about the retaining wall; it will be an attractive nuisance with children. The retaining wall is 25% higher than the previous one.

4. Ms. Judy Stenzel, 15124 Baxton Ct., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Presented petitions against the Mobil Mart development.

VII. NEW BUSINESS

A. **P.Z. 25-98 Mobil Mart**; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 1.7 acre tract of land located at the intersection of Clayton and Baxter Roads. (Locator Number: 21R41-0960.) Proposed uses: Filling station, including emergency towing and repair services, provided that no automobile, truck, or other vehicles may be parked or stored in the open on the premises for longer than twenty-four (24) hours; restaurant, fast food; and vehicle washing facility for automobiles.

Assistant Planning Director Laura Griggs-McElhanon stated that petitioner has submitted new

plans. Copies have been sent to St. Louis County Highway and the Missouri Department of Transportation. Staff has asked for comments by first of next week so project can be on the next Planning Commission agenda.

Ms. Griggs-McElhanon stated that the Missouri Department of Transportation's traffic counts were taken at the peak time of the year. Traffic study firms do not usually take counts between the Thanksgiving and New Year's season because traffic is usually increased during that time. The traffic consultant was asked to look at counts at that time to see what the impact would be on the level of service for the PM peak hours. Ms. Griggs-McElhanon said the reasons the traffic consultant used the dates and times he did were very valid. The City does not have an ordinance requesting the study be done at specific times.

Commissioner Sherman made a motion to hold this matter which was seconded by Commissioner Layton. The motion **passes by a voice vote of 8 to 0**.

B. **P.Z. 33-98 YMCA**; a request for a change in zoning from "R-6A" Residence District with a (CUP) Conditional Use Permit to a "PC" Planned Commercial District for a 9.0 acre tract of land located on Burkhardt Place, 400 feet west of Chesterfield Parkway. (Locator Numbers: 18T34-0146 & 18T34-0157). Proposed Uses: Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.

Planner I Angela McCormick referenced the issues contained in the meeting packet and inquired if the Commission had additional issues.

Commissioner Yaffee made a motion **to approve** this matter which was seconded by Commissioner Broemmer. The motion **passes by a vote of 7 to 0 to 1.** Comissioner Layton **abstained** from voting due to possible conflict of interest.

C. **P.Z. 36-98 Rombach Farms**: a request for a change of zoning from an "NU" Non-Urban District to an "AG" Agricultural District for a 37.69 acre tract of land located on Olive Street Road in the Chesterfield Valley (Locator Number: 17W53-0024).

And

D. **P.Z. 37-98 Rombach Farms**: a request for a Conditional Use Permit in the "AG" Agricultural District for a 37.69 acre tract of land located on Olive Street Road in the Chesterfield Valley. (Locator Number: 17W53-0024); Proposed Uses: Salesrooms for commercial gardens, plant nurseries, and greenhouses.

Planner I Angela McCormick referenced the issues contained in the meeting packet and inquired if the Commission had additional issues.

Commissioner Broemmer made a motion to hold P.Z. 37-98 Rombach Farms until the next Planning Commission Meeting. This motion was seconded by Commissioner Layton **and passes by a voice vote of 8 to 0.**

E. **P.Z. 31A-98 Strutman and Busch;** A request for a Landmark and Preservation Area (LPA) Procedure in the "PC" Planned Commercial District for a .39 acre tract of land located at 16676 Chesterfield Airport Road. (Locator Number: 17T22-0278) Proposed uses: Offices or office buildings.

Planner II Todd Streiler summarized the request for an LPA and stated that the Staff recommended approval.

Commissioner Broemmer made a motion to approve this matter. The motion was seconded by Commissioner Eifler **and passes by a vote of 8 to 0.**

F. **1999 Meeting Date Calendar**

Commissioner Layton made a motion to approve the 1999 Meeting Date Calendar for the Planning Commission. This motion was seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Oak Creek Meadows Addition-Record Plat;** A lot addition to Oak Creek Meadows subdivision; south side of Olive Street Road (opposite Spyglass Summit), off of Oak Creek Meadows Ct.

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** this request. The motion was seconded by Commissioner Right **and passes by a voice vote of 8 to 0.**

B. **Resubdivision of Lots 62, 63 and 64 of the Estates at Baxter Pointe and Part of Fractional Section 9;** A request for approval of a 3-lot R-3 Residence District Record Plat located south of Benton Taylor Drive.

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** this request. The motion was seconded by Commissioner Right **and passes by a voice vote of 8 to 0.**

C. **P.C. DL2-49 Spirit West Industrial Airpark (Midco Products/formerly Tetra Plastics);** a Site Development Plan for an addition to an existing facility in an "M-3" Planned Industrial District located on the east side of Spirit of St. Louis

D. Boulevard, north of Edison Avenue (Spirit of St. Louis Airpark)

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** this request. The motion was seconded by Commissioner Right **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** –

The Comprehensive Plan Committee will meet Monday, November 16, 1998 at 6:00 P.M in Conference Room A at City Hall.

E. **Procedures and Planning Committee** – No report

A motion to adjourn was made by Commissioner Yaffee and seconded by Commissioner Right. The motion **passes by a voice vote of 8 to 0.**

The meeting adjourned at 7:56 P.M.

Fred Broemmer

Fred Broemmer, Secretary