

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
November 13, 1995



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

**PRESENT**

Mr. Fred Broemmer  
Mr. Dave Dalton  
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. Toni Hunt, Planner I  
Ms. Sandra Lohman, Executive Secretary

**ABSENT**

Mr. Rick Bly

**INVOCATION** - Commissioner Allen Yaffe

**PLEDGE OF ALLEGIANCE** - All

Chairman Casey recognized Councilmember Ed Levinson (Ward II), Council Liaison; Councilmember Mike Cullen (Ward IV); and Councilmember Linda Tilley (Ward IV).

**PUBLIC HEARINGS:**

**Commissioner Dave Dalton** read the "Opening Comments"

- A. **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; a request for a change in zoning from "NU" Non-Urban and "R-2" 15,000 square foot Residence Districts to "C-8" Planned Commercial District and an amendment to City of Chesterfield Ordinance No. 242 which authorized a Planned Environment Unit in the "R-2" 15,000 square foot Residence District (Stonebriar) for a 20.6 acre tract of land located at the intersection of Clarkson and Kehrs Mill Roads, east side of Clarkson Road. (Locator Number 20T220151) Proposed uses: all uses permitted in the "C-3" Commercial District.

Planner I Toni Hunt gave a slide presentation of the subject site and surrounding area.

**Chairman Casey noted the Commission will allow twenty (20) minutes for the petitioner's presentation.**

**Mr. John King, Attorney, and Mr. Thomas B. Roof, Architect, made the presentation on behalf of P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing). (Booklets were given to Commission Members.)**

**SPEAKERS IN FAVOR:**

1. Mr. Ken Capps, 831 Woodcove Court, Chesterfield, MO 63017 - declined to speak.
2. Mr Phillip Schreiber, 400 Chesterfield Center, Chesterfield, MO 63017, spoke as an individual.
3. Mr. Clark E. Parks, 11850 Studt Avenue, Creve Coeur, MO 63141, spoke as an individual.
4. Mr. Keith Grosz, 674 Stablestone, Chesterfield, MO 63017, spoke as an individual.
5. Mr. Tom Maddox, 15814 Country Ridge, Chesterfield, MO 63017, spoke as an individual.
6. Mr. Barry Bierenbaum, 16688 Anna's Way, Chesterfield, MO 63017, declined to speak.
7. Mr. James Clark, 2739 Joyceridge, Chesterfield, MO 63017, spoke as an individual.
8. Ms. Lisa Nieder, 2678 Joyceridge, Chesterfield, MO 63017, spoke as an individual.
9. Mr. Nabil Abdelhamid, 15842 Barons Way Drive, Chesterfield, MO 63017, spoke as an individual.

**SPEAKERS IN OPPOSITION:**

**Chairman Casey noted Mr. Pritt could be given twenty (20) minutes in which to make his presentation because he represents approximately twenty (20) subdivisions located within two (2) miles of the intersection of Kehrs Mill and Clarkson Roads. This is offered in order to reduce the possible occurrence of repetitive comments by subsequent speakers.**

**Mr. Pritt noted the speakers in his group were asked not to make repetitive comments; therefore, he will not require twenty (20) minutes.**

1. Mr. Doug Pritt, 15975 Downall Green Drive, Chesterfield, MO 63017, spoke on behalf of twenty (20) subdivisions within two (2) miles of the intersection of Clarkson and Kehrs Mill Roads. Mr. Pritt provided the Commission with a copy of materials used in his presentation.

2. Mr. Robert Coerver, 15820 Country Ridge Drive, Chesterfield, MO 63017, spoke as an individual.
3. Mr. Vincent M. Wolf, 2193 Sycamore Hill Court, Chesterfield, MO 63017, spoke as an individual.
4. Mr. Frank Hodgdon, 8 Greenbank Drive, Clarkson Valley, MO 63005, spoke as an individual, read a letter dated September 22, 1988, into the record. He gave a copy of this letter to the Commission.
5. Ms. Chris Perschbacker, 2187 Federal Way, Chesterfield, MO 63017, spoke as an individual, and presented petitions to the Commission from Chesterfield Meadows, Wilson Farm Estates, Wilson Manor, Clarkson Mill, and Clarkson Woods South.
6. Ms. Wendy Geckeler, 26 Chesterfield Lakes, Chesterfield, MO 63017, spoke as an individual, and presented petitions from Chesterfield Lakes Subdivision.
7. Mr. Neal Plocek, 15985 Weatherburn Road, Chesterfield, MO 63017, spoke as an individual, and presented petitions from Williamsburg Green Subdivision.
8. Mr. Jack Miller, 10 Forest Hills Ridge Court, Chesterfield, MO 63005, spoke as an individual, and presented petitions from Forest Hills Ridge Subdivision and Dunhill (Chesterfield Area) Subdivision.
9. Mr. Tom Mitchell, 2311 Eagles Glen, Chesterfield, MO 63017, spoke as an individual, and presented petitions from Clarkson Crossing Subdivision and Whispering Oakwoods Subdivision.
10. Ms. Bridgit Ravas, 2324 Blue Hill Road, Chesterfield, MO 63017, spoke as an individual, and presented petitions from Kehrs Mill Farm Subdivision.
11. Mr. George Johnson, 436 Nottingham, Ballwin, MO 63011, spoke as an individual.
12. Mr. Rex Cobb, Trustee, 2217 Willow Ridge Lane, Chesterfield, MO 63017, spoke on behalf of Clarkson Woods South Subdivision, and presented petitions from Clarkson Woods South Subdivision.
13. Mr. Andy Vosburgh, (Coventry Farm Board of Governors) 2304 Coventry Farm Court, Chesterfield, MO 63017, spoke as an individual.
14. Ms. Cindy Hale, Trustee, 2015 Jeffrimill Court, Chesterfield, MO 63017, spoke on behalf of Kehrs Mill Bend Subdivision, and presented petitions from Kehrs Mill Bend Subdivision.
15. Mr. Gary J. Davis, 2336 Sportsman Hill, Chesterfield, MO 63017, spoke as an individual.

16. Ms. Mary K. Brown, 15966 Quiet Oak Road, Chesterfield, MO 63017, spoke as an individual.
17. Mr. Bill Mueller, 2102 Terrimill, Chesterfield, MO 63017, declined to speak.
18. Mr. Scott Douglass, Mayor of Clarkson Valley, 153 Chippein Lane, Clarkson Valley, MO 63017, spoke on behalf of the City of Clarkson Valley. He presented a resolution to the Commission from the Board of Alderman of the City of Clarkson Valley.
19. Mr. Stephen R. Pearl, 2322 Blue Hill Road, Chesterfield, MO 63017, spoke as an individual.

**SPEAKERS - NEUTRAL:**

1. Mr. Joel David Bledsoe, 2453 Kehrs Mill Road, Clarkson Valley, MO 63005, spoke as an individual.
2. Mr. Terry Domian, (Resident Trustee of Stonebriar Subdivision) 2727 Joyceridge, Chesterfield, MO 63017, spoke on behalf of Stonebriar Subdivision. He presented a copy of Article X of the Stonebriar Indentures.
3. Ms. Anne Dolan, President of Kehrs Mill Elementary School PTO, 2618 Stonebriar Ridge Court, Chesterfield, MO 63017, spoke on behalf of Kehrs Mill Elementary School.
4. Mr. Patrick Dolan, 2618 Stonebriar Ridge Court, Chesterfield, MO 63017, spoke as an individual.

**Note: A petition was also submitted for Lauran Wood Subdivision.**

**REBUTTAL:**

John King stated the rebuttal.

Commissioner Dalton read the next portion of the "Opening Comments" and introduced the next petition (P.Z. 34-95 City of Chesterfield Planning Commission).

Chairman Casey recessed the meeting at 9:09 p.m.

Chairman Casey reconvened the meeting at 9:18 p.m.

Commissioner O'Brien did not return to the meeting.

- B. P.Z. 34-95 City of Chesterfield Planning Commission; a proposal to amend Section 1003.167 Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative to issuance of grading, building, etc. permits in certain districts.)**

Director Duepner presented the proposal to amend various sections of the Zoning Ordinance of the City of Chesterfield.

**SPEAKERS IN FAVOR:** - None

**SPEAKERS IN OPPOSITION:** - None

**SPEAKERS - NEUTRAL:** - None

**REBUTTAL:** - Waived

#### **APPROVAL OF THE MINUTES:**

- A. Approval of Minutes from Meeting of October 30, 1995.**

A motion to approve the minutes was made by Commissioner McCarthy, seconded by Commissioner Grant and passes by a voice vote of 7 to 0.

#### **PUBLIC COMMENTS:**

1. Mr. Ed Griesedieck, 1 City Centre, St. Louis, MO 63101, spoke on behalf of Cambridge Cove, and presented two (2) letters, dated November 9, 1995 and November 13, 1995, to the Commission addressing various comments raised in the Department's report .

#### **OLD BUSINESS:**

- A. 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.**

Laura Griggs-McElhanon, Assistant Director of Planning, noted the Planning and Zoning Committee, by a vote of 3 to 0, has forwarded this item back to the Commission seeking clarification of the intent of the proposed amendment of the Conditional Use Permit. She read the wording recommended by the Committee, noting the Committee recommended that, after action by the Commission this evening, the matter go directly to Council for action at its meeting on November 20, 1995.

A motion for clarification of the amendment, as stated in the Department's report, was made by Councilmember McCarthy and seconded by Commissioner Grant and passes by a voice vote of 7 to 0.

Chairman Casey directed this matter be sent directly to Council.

## 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).

Laura Griggs-McElhanon, Assistant Director of Planning, noted the Department recommends this matter be held.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Dalton and passes by a voice vote of 7 to 0.

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

Laura Griggs-McElhanon, Assistant Director of Planning, noted the Department recommends this matter be approved, with the addition of one (1) sentence to Section 4(n) after the sentence - "Permitted temporary signs shall not include signs placed on vehicles or trailers." This prohibition shall not apply to signs or lettering on buses, trucks or other vehicles while in use in the normal course of business.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes. The motion passes by a vote of 7 to 0.

- C. P.Z. 30-95 Premier Homes (Cambridge Cove); a request for a change in zoning from "R-3" Residence District to "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.
- D. P.Z. 31-95 Premier Homes (Cambridge Cove); a request for a Planned Environment Unit Procedure (PEU) in "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Laura Griggs-McElhanon, Assistant Director of Planning, noted a change in the Department's report, page 3, Table 1, relative to the Gross Density of the Cambridge Cove Development from 10.68 to 6.62. She further noted the Department recommends approval of a change in zoning to "R-6" 4,5000 square foot Residence District for P.Z. 30-95, approval in concept

only of the Planned Environment Unit Procedure (P.Z. 31-95), and recommend these be held for re-submittal of a revised Preliminary Plan. The Department also recommends delaying forwarding of P.Z. 30-95 to City Council until the Planned Environment Unit Procedure can accompany the rezoning recommendation.

Director Duepner noted that neither the Department nor the petitioner has had a chance to review and discuss the comments from the Public Works Department. He further noted the Department seeks direction from the Commission relative to common ground areas, setbacks, etc.

Commissioner Yaffe made a motion to approve P.Z. 30-95 to change the existing zoning to "R-6" 4,500 square foot Residence District. The motion was seconded by Commissioner Dalton.

**Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes. The motion passes by a vote of 7 to 0.**

Commissioner Yaffe made a motion to approve the establishment of a PEU (P.Z. 31-95), subject to the following conditions:

- provide a twenty-six (26) foot wide pavement within a forty (40) foot right-of-way, allowing parking on one (1) side of the main drive;
- establish a twenty-five (25) foot rear yard setback for the lots abutting White Plains Subdivision; and
- Staff prepare conditions consistent with this motion for the next Commission meeting on November 27, 1995.

The motion was seconded by Commissioner McCarthy.

Director Duepner requested additional specific issues from the Commission, relative to access, parking, setbacks, etc.

Commissioner Grant made a motion to amend Commissioner Yaffe's original motion to require no buffers adjacent to Peachtree Apartments and Conway Cove, as stated in the Staff report. The motion was allowed as part of the same motion by Commissioner Yaffe, and Commissioner McCarthy. City Attorney Doug Beach noted it is now one (1) motion. **The motion passes by a voice vote of 7 to 0.**

Director Duepner noted the Department will present its report for the next Planning Commission meeting which will include issues added by Commissioners tonight.

Additional items to be addressed in Department's Report:

- The rationale of requiring the petitioners to participate in improving Peach Hill Lane to three (3) lanes.
  - The required turn-around on the main roadway.
  - When considering the twenty-five foot buffer between White Plains and the development, keep the proposed lot sizes and proposed number of lots at the same minimum depicted on the Preliminary Plan.
- E. 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 Duepner requested this matter be held.

A motion to hold this matter was made by Commissioner Dalton, seconded by Commissioner Yaffe and passes by a voice vote of 7 to 0.

- F. Memorandum from the Director of Planning regarding proposed 1996 Planning Commission meeting schedule.**

Director Duepner summarized the proposed 1996 Planning Commission Meeting Schedule, noting the City Council has elected to go to one (1) meeting a month during April, May, June, July, August and December.

A motion to approve the 1996 Planning Commission Meeting Schedule was made by Commissioner Kenney, seconded by Commissioner Yaffe and passes by a voice vote of 7 to 0.

#### **SITE PLANS, BUILDING ELEVATIONS, AND SIGNS**

- A. Ernst Subdivision (Goodyear); "C-8" Planned Commercial District Minor Subdivision Plat; east side of Chesterfield Parkway North, south of Olive Boulevard.**

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Minor Subdivision Plat for the proposed Goodyear Store on the east side of Chesterfield Parkway North, south of Olive Boulevard. The motion was seconded by Commissioner Grant and passes by a voice vote of 7 to 0.

- B. P.C. 90-70 Irving H. Olian (Jack In The Box); Architectural Elevations; north side of Olive Boulevard, east of Woods Mill Road.**

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to hold the Architectural Elevations for Jack In The Box for an alternative to the neon lighting. The motion was seconded by Commissioner Kenney.

Director Duepner noted the owner of this property has the ability to change the color of the building with no approval required by the City.

**The motion to hold the neon passes by a voice vote of 7 to 0.**

- C. **P.Z. 22, 24, 25 and 26-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes**; Planned Environment Unit (PEU) Procedure in the “R-2” 15,000 square foot Residence District, “FPR-2” Flood Plain “R-2” 15,000 square foot Residence District, and the “R-6” 2,000 square foot Residence District Site Development Section Plan (Chesterfield Farms - Multi-Family), Landscape Plan and Architectural Elevations; west side of Baxter Road, north of Chesterfield Farms Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for the Multi-Family portion of the Chesterfield Farms development subject to: no permits being issued for Buildings 1, 2 and 3, as depicted on the Site Development Section Plan and conceptual approval of the stormwater, in conjunction with Baxter Road Extension until written approval by St. Louis County Department of Highways and Traffic; and Geotechnical Report approval by Chesterfield Department of Public Works. The motion was seconded by Commissioner Grant and passes by a voice vote of 7 to 0.

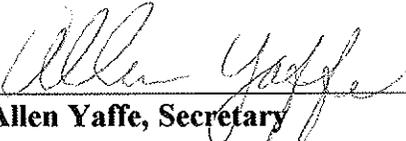
- D. **P.Z. 20 & 21-95 Premier Development Corp. (Windridge Estates)**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain “R-1” One Acre Residence District Site Development Plan and Landscape Plan; south side of Wild Horse Creek Road, west of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Landscape Plan for P.Z. 20 & 21-95 Premier Development, Inc. (Windridge Estates). The motion was seconded by Commissioner Kenney and passes by a voice vote of 7 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 10:28 p.m.

  
Allen Yaffe, Secretary

[MIN11-13.095]