

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 14, 1988

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

PRESENT

ABSENT

Chairman, Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Domahidy
Mr. Lester Golub
Mr. William Kirchoff
Dr. Claude Pritchard
City Attorney Doug Beach
Mr. Dick Hrabko, Ward IV Councilman
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary Department of Planning

Reverend Don Kaller, Bonhomme Presbyterian Church delivered the Invocation.

The Pledge of Allegiance was led by Anna Kleiner, Planning Specialist.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

Public Hearing

- A. P.C. 21-88 Thomas E. and Janice M. Woodson, change of zoning from "NU" District to "R-1A" Residence District; 2.9 acre tract of land on the west side of Wilson Road, north of Wilson Manor Drive.

Mr. Walter Lampkin spoke on behalf of the petitioner. He stated that the request was based on preliminary information only. The plat depicts three separate lots, however, up to six lots would be permitted.

Mr. Kirchoff asked about the house presently located on one of the lots. Mr. Lampkin stated that the future of this house has not been decided. However, depending upon how this lot is developed, this house could be removed.

Ms. Brown asked for further information regarding what the plans are for the actual development of this land. Mr. Lampkin stated that it is still in the preliminary stages, no definite plans have been made until the zoning has been determined.

Ms. Domahidy asked if Mr. Lampkin is conferring with Mike Geisel, Asst. City Engineer for Chesterfield, regarding the development along Wilson Road. Mr. Lampkin stated that he had only talked with Mr. Duepner regarding this matter, but he intends to contact Mr. Geisel and work with his recommendations.

SPEAKERS IN FAVOR OF PETITION - None

SPEAKERS IN OPPOSITION

Mr. Irvin D. Fries, representing Chesterfield Lakes Subdivision, spoke on behalf of residents. He indicated concern regarding recent changes in zoning by the St. Louis County Planning Commission. He said that he had raised concerns about the additional development baring the land, thereby causing additional damage to the lakes and ponds in that area. He indicated the dangers of erosion and siltation. He appealed to the Chesterfield Planning Commission to look out for the rights of the individual land owners of property presently developed in the surrounding area. He indicated that previous experience had taught him that once the land is bared, it is too late to correct the damage. He requested that the zoning request be denied.

Mr. Hrabko concurred with Mr. Fries in his comments regarding the damage to the lakes and ponds.

Ms. Domahidy asked about the bond being held in the amount of \$200,000. Mr. Fries indicated that there is a battle ahead with Lieberman regarding this bond.

Ms. Brown asked for clarification regarding baring of the land. Mr. Fries stated that it included removal of trees and building roads.

Mr. Golub asked if Mr. Fries has contacted the St. Louis County regarding the problems which have occurred. Mr. Fries stated that the County gives assurances but no action.

Speaker #2 Mr. James D. Cullen, Attorney, representing adjacent property owners. He indicated the existing residences are on 3 acre lots, and that the proposed development would not be compatible. He requested that the City of Chesterfield develop the Master Plan for the City before granting any further zoning change requests.

REBUTTAL

Mr. Lampkin stated that his clients are not trying to grab land. The care of the lakes, he assumed, would be corrected with the bond money being held. He stated that the plans are just preliminary and the problems cited are speculative. It is too early to bring up discussion regarding size of homes, traffic, etc.

Ms. Brown asked for clarification of zoning request. Mr. Lampkin replied that the request is to change zoning from "NU" to "R-1A." This could allow as many as 6 homes on the tract.

APPROVAL OF THE MINUTES

The minutes of the October 24, 1988 Meeting were approved with corrections, deletions as noted.

COMMITTEE REPORTS

Comprehensive Planning Committee

Ms. Domahidy stated that the interviews of consultants had been completed. The Committee is about to commence negotiations with one of the firms.

Ordinance Review

Mr. Bryant had no report.

OLD BUSINESS

P.C. 11 & 12 Sullivan & Hayes Company

Mr. Duepner of the Department of Planning, stated that the petitioner had just handed him a letter requesting their request be withdrawn without prejudice.

A motion for withdrawal of the petitions without prejudice was made by Ms. Burnett and seconded by Dr. Pritchard.

The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Golub-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 9 to 0.

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

Mr. Duepner stated that the petitioner requested the matter be held. The Department of Planning would recommend that the petition be held until the Planning Commission Meeting on November 28, 1988.

A motion to accept the Department's recommendation for hold was made by Mr. Bidzinski and seconded by Mr. Kirchoff. The motion passed by a unanimous vote of 9 to 0.

The Commission voted as follows: Bidzinski-yes; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Golub-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-yes. The motion passed by a vote of 9 to 0.

Mr. Duepner indicated that a petition for rezoning of the 5 acre tract of land which was originally part of the "C-8" request, had been submitted. This petition will require a new Public Hearing.

NEW BUSINESS

P.C. 141-79 Chesterfield Village, Incorporated - "C-8" District Site Development Plan; northeast quadrant, north of I-64/U.S. Highway 40 and Olive Boulevard.

Mr. Duepner stated that the proposed development is a 77.7 acre tract of land in the northwest quadrant of I-64/U.S. Highway 40 and Olive Boulevard. He stated that this project had been previously approved by the St. Louis County Planning Commission under the provisions of Ordinance No. 10342. In view of the delay of the Highway 40 ramp system and general road development in that area, the Department of Planning would recommend that the Commission grant an extension of time for the submittal of a final development concept plan until November 15, 1989.

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

P.C. 223-77 Sachs Property - Conditional Use Permit in "R-5," "R-6A" and "R-6" District Site Development Plan; west side of Chesterfield Village Parkway, south of Chesterfield Airport Road.

Mr. Duepner stated that the location of the site is located in the southwest quadrant of I-64 and Clarkson Road. It was approved in 1977 under a Conditional Use Permit for a Nursing Home and life-care retirement units. Mr. Duepner stated that correspondence received from Mr. Merl C. Wilson of Sachs Properties requests a one-year extension of time to submit the Site Development Plan for the requested development due to lack of utilities. The Department of Planning recommends that the Commission grant the extension until February 22, 1990.

The motion to approve the Department's recommendation was made by Mr. Golub and seconded by Dr. Pritchard. The motion passed by a vote of 9 to 0.

P.C. 217-69 Shell Oil Company - Conditional Use Permit in "C-2" District; east side of Clayton Road, south of Wildwood Parkway.

Mr. Duepner stated that in correspondence dated October 24, 1988, Mr. Gary A. Crabtree of Fox & Cole, on behalf of Shell Oil Company, requested amending of the Conditional Use Permit No. 163 (issued by the St. Louis County) to allow 24 hour operation of an existing facility. The Department of Planning recommends that the operation be extended to 24 hours. However, the Department would recommend that the repair and servicing of vehicles shall be allowed only from 6:00 a.m. to 12:00 a.m., CST or CDST.

Dr. Pritchard made the following motion: The motion be approved to allow for hours of operation to be 24 hours. However the repair of vehicles shall be allowed only from 6:00 a.m. to 12:00 a.m. CST or CDST.

The Commission voted 9 to 0 to approve this motion.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

P.C. 207-86 Texaco Incorporated - business sign request; southeast corner of Olive Boulevard and Schoettler Road.

Mr. Duepner stated that the request is for approval of business signs under the provisions of Ordinance No. 129 of the City of Chesterfield. The petitioner is requesting two signs at the location of the southeast corner of Olive Boulevard and Schoettler Road, totaling approximately 85 square feet in area. The proposed business signs would be located facing Olive Boulevard and Schoettler Road respectfully. The Department of Planning would recommend that signs of a maximum size of 72 square feet should be permitted, as this was the size of the sign permitted by the St. Louis County Planning Commission for the Shell Station located on the north side of Schoettler Road. The Department would note that the area along Olive Boulevard is principally zoned commercial and feels that signs of the recommended size would not adversely impact the surrounding area.

The Commission asked questions regarding why should Texaco have two signs when Shell only has one. Also, the Commission noted that the traffic along Schoettler Road does not warrant another sign. Another concern was that this could set a precedent for future signs in the area.

Mr. Kirchoff made the recommendation that: "Whereas the Planning Commission has reviewed the sign request for the southwest corner of Olive and Schoettler Roads, and finds the request in compliance with the site plan previously approved by St. Louis County and the City of Chesterfield Ordinance No. 129, I recommend that the Commission forward a recommendation of approval to the City Council with the restriction of allowing 1 sign with a maximum outline area of 72 square feet, and a height of 25 feet for the Texaco facility at the southeast corner of the intersection of Olive Boulevard and Schoettler Road. The motion was seconded by Dr. Pritchard.

The Commission voted to approve the amended petition as follows: Bidzinski-no; Brown-yes; Bryant-yes; Burnett-yes; Domahidy-yes; Golub-yes; Kirchoff-yes; Pritchard-yes; Chairman McGuinness-no. The Commission approved the motion by a vote of 7 to 2.

P.C. 4 & 5-88 Fischer & Frichtel - promotion sign; east side of Kehrs Mill Road, north of Clayton Road.

Mr. Duepner stated the petitioner is requesting approval of a 120 square foot temporary sign to be located adjacent to Kehrs Mill Road. He noted that the location of the sign proposed on the northern-most portion of the site would be adjacent to a tract of land presently occupied by single-family residences. West across Kehrs Mill Road is the Coventry Farm Subdivision, presently being completed by Fischer & Frichtel. The Department would recommend that the proposed sign be located south of its location as indicated on proposed site plan (a minimum of 60 feet from the north property line).

Mr. Kirchoff made the motion that "Whereas the Planning Commission has reviewed the petition requesting a temporary sign relating to the Coventry Farm Addition and finds the request in compliance with the Chesterfield Sign Ordinance No. 129, we approve the proposed sign with the stipulation that the sign not be located closer than 60 feet from the north property line in order to avoid impact to an existing home. Mr. Bryant seconded the motion.

Ms. Brown commented that the speed limit on the road does not warrant a sign this large.

The Commission vote on the motion was as follows: Bidzinski-no; Brown-no; Bryant-yes; Burnett-no; Domahidy-yes; Golub-no; Kirchoff-yes; Dr. Pritchard-no; Chairman McGuinness-no. The motion failed by a vote of 6 to 3.

Chairman McGuinness said it would be appropriate for the Ordinance Review Committee and Sub-Committee to look into the matter of Ordinance No. 129 and the underlying codes.

P.C. 62-87 Clifford Curry - Conditional Use Permit and "R-1" District development plan; north side of Clayton Road, southwest of Henry Avenue.

Mr. Duepner stated that the Planning Commission had previously reviewed and approved the site development plan and building elevations for this project on August 22, 1988. The petitioner failed to record those documents by October 21, 1988 with the St. Louis County Recorder's Office. Since the time has expired, the Commission should re-approve the plan and the Department of Planning so recommends.

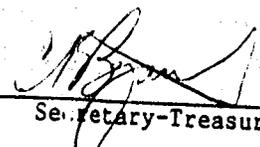
The motion to re-approve the petition was made by Mr. Bidzinski and seconded by Ms. Domahidy. The Commission voted 9 to 0 to re-approve the petition.

P.C. 27-87 Patrick McKenna - "C-8" and "FPC-8" Site Development Plan; north side of Olive Street Road, west of Chesterfield Airport Road.

Mr. Duepner requested re-approval of this plan due to failure on the part of the petitioner to meet the deadline for recording. It was previously approved by the Chesterfield Planning Commission in August of 1988. The motion was made to approve the request by Ms. Domahidy and seconded by Dr. Pritchard. The Commission voted 9 to 0 to re-approve the petition.

Mr. Bidzinski inquired as to whether the time frame for filing needs to be adjusted. Mr. Duepner indicated that the time has been sufficient in the past and is not aware that the 60 day period poses particular problems.

The motion to adjourn was made and seconded. The meeting adjourned at 8:05 p.m.


Secretary-Treasurer