PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 23, 1998

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

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

INVOCATION: Commissioner Jerry Right

PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Council Liaison: Mary Brown (Ward IV). Also in attendance were Councilmembers Mike Casey (Ward III) and Dan Hurt (Ward III).

PUBLIC HEARINGS:

Chairman Grant read the first portion of the "Opening Comments."

A. **Valley Master Plan;** The Planning Commission of the City of Chesterfield will hold a Public Hearing on an update to the City of Chesterfield **Comprehensive Plan.** Specifically, the Comprehensive Plan will be updated to include: **Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy;**

and, amend the text and maps relative to The Chesterfield Valley Master Development Plan.

Mr. Bill Kirchoff, Chairman of the Valley Master Plan Committee, introduced Mr. Larry Marks, consultant for Development Strategies, who gave a presentation on the Valley Master Plan.

Mr. Marks stated that Mr. Marc Eshelman, of PB Booker and Associates and Ms. Julia Nolfo, Traffic Engineer for Crawford, Bunte, & Brammeier would be available to answer questions concerning the infrastructure, storm water drainage, sanitary sewer and water, and the roads, Highway 40 access and the internal circulation.

Mr. Marks gave a slide presentation of Chesterfield Valley and then an overview of what is being proposed concerning land use, infrastructure improvements and general guidelines for development in the Valley.

Chairman Grant commended the Valley Master Plan Committee for their time and effort to bring this Plan before the Planning Commission. The City of Chesterfield and Valley 2000 will sponsor an informational forum in December. The Planning Commission will vote on this Plan during the New Business section for the purpose of forwarding a recommendation to the Planning and Zoning Committee of the City Council. A final vote by the Planning Commission will be at a later date.

SPEAKERS IN FAVOR –

1. Mr. Paul Schifano, 16830 Chesterfield Airport Road, Chesterfield, MO 63005, owner of Petropolis, Inc., spoke in favor of the Valley Master Plan.

- The speaker supports some items of the Plan but some of their land will be landlocked because of a road that will be moved and property will be utilized for water pondage;

- The speaker stated that one of the major costs will be the cost of properties that will be utilized. The speaker asked how the property owner would be compensated for the land that is taken.

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL

1. Mr. Tom Walker, 17485 North Outer 40 Drive, Chesterfield, MO 63005, owner of Outdoor Equipment, represented Chesterfield Valley 2000.

- The speaker stated that approximately one half of the land owners in the Valley don't know anything about the Plan. There needs to be better communication.

- The speaker stated that the Plan is well done and concise.

City Attorney Doug Beach stated that he finds it interesting that land owners are not aware of the Plan since it has been on-going for years.

2. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, representing GHH Investments,

- The speaker stated that the general land use map is not accurate. The map shows a disproportionally large area for water retention on the GHH property. The speaker's client would like the map to accurately reflect what was actually dedicated.

REBUTTAL - Waived

B. **P.Z. 35-98 Church of the Ascension (Archdiocese of St. Louis)**; a request for a change in zoning from "NU" Non-Urban District to "LLR" Large Lot Residential District for a 9.239 acre tract of land located at 238 Santa Maria Drive and an 8.067 acre tract of land located at 230 Santa Maria Drive. (Locator Numbers: 18T630139 and 18T540577) Proposed uses: Churches and other places of worship, and schools, public or private, including kindergarten, elementary, secondary and collegiate (daycare centers require conditional use permits).

Ms. Molly Butler-Dunham, Planner I, gave a slide presentation of the subject area.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL - None

REBUTTAL - Waived

City Attorney Doug Beach stated that this property is zoned "NU"and the City is asking them to change their zoning to "LLR" Large Lot Residential District. The City is doing this to do away with "NU" areas. Any new projects coming before the City with this zoning will be asked to change.

C. **P.Z. 38-98 Swingley Ridge Development**; a request for an amendment to City of Chesterfield Ordinance 1413 for a "PC" Planned Commercial District for a 4.26 acre tract of land located on the north side of Swingley Ridge Drive, 600 feet west of Olive Boulevard. (Locator Numbers: 18S23-0257 and 18S42-0063); Proposed

D. Uses: Office or office buildings, stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, Restaurants – fast food, Restaurants – sit-down.

Ms. Angela McCormick, Planner I, gave a slide presentation of the subject area. This project was originally approved for a hotel, but the petitioner is requesting additional permitted uses.

SPEAKERS IN FAVOR - None

Mr. Bob Brinkmann, 16650 Chesterfield Grove Rd., Chesterfield, MO 63005, petitioner, gave an overview of the project. He stated that the project has a tree mitigation plan. Mitigation for this site includes 32,000 square feet. Most of the trees will be planted along Baxter Road in the Chesterfield Grove area. The developer is also willing to put site lighting along Swingley Ridge Road. There will be more parking on this site than on the previous plan as the use is different.

SPEAKERS IN OPPOSITION

1. Mr. Chris Erdley, 16305 Swingley Ridge, Chesterfield, MO 63017, represents the ownership of the Atrium at Chesterfield,

- Based on past history, the Atrium wants assurances that no future landslides will occur. The Atrium would like to review some preliminary studies. The ownership of the Atrium will hold the new developer, contractors, soil engineers and the City of Chesterfield responsible for any future landslides that may occur due to this new development.

City Attorney Beach questioned the speaker on his knowledge of previous slides.

Council Member Brown asked the speaker if the landslides had been brought to anyone's attention under a different use. Speaker said no.

Chairman Grant stated that the Planning Commission will be very careful reviewing these plans.

SPEAKERS – NEUTRAL

2. Mr. Mike Lambert, 11500 Olive Blvd, Suite 276, St. Louis, MO 63141, representing Shannon & Wilson,

- Speaker stated that his company is concerned about possible landslides and the effect on adjacent structures. He recommends that a pier review of the geo-technical work that is done be undertaken to get a second opinion so that these problems will not be created.

REBUTTAL

Mr. Brinkmann stated that he is fully aware of landslides that occurred adjacent to this site before the property was purchased. The soils engineer who did the soil study was the soils engineer for the Atrium building. The owners for the Atrium had to underpin their garage at a great deal of expense. The rock dike penetrates the shell layer and the slope of the rock dike has been moved farther away from the structures on the current design. The engineering was approved by an independent soils engineer. Mr. Brinkmann intends to run his design through Shannon Wilson prior to construction.

Commissioner Dan Layton complimented Mr. Brinkmann on the development of the Chesterfield Groves.

Commissioner Nolen requested that the developer remove "fast foods" as one of the permitted uses. Developer will do that.

Chairman Grant read the final portion of the "Opening Comments."

Commissioner Macaluso left the meeting.

V. Approval of November 9, 1998 Planning Commission Meeting Minutes.

A motion **to approve** the November 9, 1998 Minutes was made by Commissioner Layton and seconded by Commissioner Right. The motion **passes by a voice vote of 8 to 0.**

Commissioner Macaluso returned to the meeting.

VI. PUBLIC COMMENT:

1. Mr. Charles Arthur, 15133 Baxton Ct., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Speaker stated his concern over the traffic hazard.

2. Mr. Jerry J. Rieder, 15624 Baxter Village Ln., Chesterfield, MO 63017, spoke in opposition of P.Z. 25-98 Mobil Mart.

- Speaker stated that in comparing other service stations on Manchester Road, none have fast food restaurants and most are buffered by shopping areas, not condos.

3. Mr. Alfred Strobing, 14925 Royalbrook, Chesterfield, MO 63017, spoke in opposition of

P.Z. 25-98 Mobil Mart.

- Speaker stated that Mobil Mart is a high, intense activity, in an inappropriate location.

4. David N. Krem, 2435 Baxton Way, Chesterfield, MO 63017, spoke in opposition to P.Z. 25-98 Mobil Mart.

- Speaker stated that the traffic count at the corner of Baxter and Clayton is approximately 40,000 vehicles in a 12-hour period. There is already too much traffic with the addition of Fitz's Restaurant.

5. Mr. D. Lynn Patton, 446 Forsheer, Chesterfield, MO 63017, spoke in opposition to P.Z. 25-98 Mobil Mart.

- Speaker stated there is not any new value with adding the Mobil Mart to this area. There would be too much traffic congestion with a high school close by.

6. Mr. Hal Millon, 2355 Baxxton Way, Chesterfield, MO 63017, in opposition to P.Z. 25-98, waived his turn.

7. Ms. Dolores Silverberg, 2477 Baxton Way, Chesterfield, MO 63017, in opposition to P.Z. 25-98 Mobil Mart.

- Speaker submitted additional signatures in opposition of Mobil Mart. She also presented the Commission with an artist's rendering, to scale, of the project.

8. Ms. Judy Stenzel, 15124 Baxton Ct., Chesterfield, MO 63017, in opposition to P.Z. 25-98 Mobil Mart, waived her turn.

9. Mr. Donald Stenzel, 15124 Baxton Ct., Chesterfield, MO 63017, in opposition to P.Z. 25-98 Mobil Mart.

- Speaker stated that the proposed retaining wall is an attractive nuisance for children.

10. Mr. Bob Polk, 144 W. Lockwood, St. Louis, MO 63119, in favor of Equilon/Shell Ordinance Amendment, waived his opportunity to speak.

VII. NEW BUSINESS

Commissioner Layton made a motion that, because of the large amount of interest from the audience for P.Z. 25-98 Mobil Mart, the Commission should change the order of the agenda and discuss this petition first. The motion was seconded by Commissioner Eifler and **passes by a voice vote of 9 to 0.**

B. **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 gave an overview of the Mobil Mart request. She stated that the Department recommends **denial** of P.Z. 25-98 Mobil Mart.

Chairman Grant commended the Staff for a very thorough job on this petition.

Commissioner Nolen stated, for the record, that on May 5, 1986, the St. Louis County Department of Planning issued the following statement: "Because compatibility with surrounding residential uses is a primary issue, the Department considers the use of "C-8" zoning and development conditions particularly appropriate in this instance. They wanted to establish a design criteria that would ensure adequate buffering of adjoining uses." At that time, the petitioner wanted to reduce the setbacks due to internal traffic configuration and now they want them reduced even more.

Commissioner Nolen made a motion to **deny** this matter which was seconded by Commissioner Broemmer. The motion **passes** by a vote of **9 to 0**.

Chairman Grant called a recess at 8:55 PM. The meeting reconvened at 9:02 PM.

A. **Planning Commission of the City of Chesterfield** – Update to the City of Chesterfield Comprehensive Plan. Specifically, the Comprehensive Plan will be updated to include: **Phase 3 of the Chesterfield Valley Master Development Plan and Implementation Strategy**; and, amend the text and maps relative to **The Chesterfield Valley Master Development Plan.**

Assistant Director of Planning Laura Griggs-McElhanon presented a review on the process for adopting parts of the Valley Master Plan. Tonight will be a vote of support for what is being presented, not a final vote. This will go to the Planning and Zoning Committee, and then to the City Council, and then return to the Planning Commission for a final vote. On November 30, 1998, an informational meeting will be held on the Valley Master Plan in the Council Chambers.

Commissioner Yaffe made a motion **to support** the recommendation from the Comprehensive Plan Committee for land use as proposed on the Chesterfield Valley Master Development Plan to forward to the City Council. This motion was seconded by Commissioner Layton **and passes by a voice vote of 8 to 1**.

Commissioner Macaluso made a motion **of support** of the general access and circulation plan. This motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0.**

Commissioner Broemmer made a motion **to approve** the stormwater drainage improvements of the Chesterfield Valley Master Plan. This motion was seconded by Chairman Grant **and passes by a voice vote of 9 to 0.**

Commissioner Layton made a motion to approve the general water and sanitary sewer improvements of the Chesterfield Valley Master Plan. This motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0.**

Commissioner Broemmer made a motion to approve the general landscape and streetscape improvements of the Chesterfield Valley Master Plan. This motion was seconded by Commissioner Eifler **and passes by a voice vote of 9 to 0.**

Chairman Grant made a motion to allow Staff to make textural revisions to the Plan before it returns to the Planning Commission. This motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

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 presented the staff report and the Department recommendation of approval for P.Z. 36 & 37-98.

Commissioner Broemmer made a motion **to approve** P.Z. 36-98 Rombach Farms. The motion was seconded by Commissioner Eifler **and passes by a vote of 9 to 0.**

Commissioner Sherman made a motion **to approve** P.Z. 37-98 Rombach Farms. The motion was seconded by Commissioner Macaluso **and passes by a vote of 9 to 0.**

E. **P.Z. 3&4-93 DCL Development Co. (Wildhorse Springs);** a request for amendment of City of Chesterfield Ordinance Number 787 providing for an increase in the number of lots from 30 to 31 in Wildhorse Springs Subdivision; located on the North side of Wild Horse Creek Road, East of the intersection of

Wild Horse Creek Road and Wilson Road.

And

F. **P.Z. 3&4-93 DCL Development Co. (Wildhorse Springs);** a request for amendment of City of Chesterfield Ordinance Number 879, providing for a First Amendment to Indenture of Trust and Restrictions of Wildhorse Springs Subdivision; located on the North side of Wildhorse Creek Road, East of the intersection of Wildhorse Creek Road and Wilson Road.

Commissioner Layton stated that, at the request of the petitioner, there is a motion **to hold** this petition until the December 16, 1998 Planning Commission meeting. The motion was seconded by Commissioner Right **and passes by a voice vote of 9 to 0.**

G. **Equilon /Shell Ordinance Amendment;** a request to amend Ordinance Number 821 to increase the allowable square footage for expansion of an existing use. The approximately 34,300 square feet or 0.78 acre "C-8" Commercial District site is located at the corner of Chesterfield Parkway East and Olive Boulevard.

Ms. Reveena Shook, Planner II, gave an overview of the project to add an additional 380 feet to the existing food mart. Ordinance Number 821 restricts the square footage to 700 square feet. The development plan approved by St. Louis County depicted a structure in excess of 700 square feet. Staff recommends alleviating the discrepancy. After the ordinance amendment is approved, the petitioner will submit a Site Development Plan for approval.

Commissioner Nolen made a motion **to hold** and ask the petitioner to provide sufficient information and indicate the location of parking. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0**.

Chairman Grant stated that he has noticed illegal temporary signs at the gas station. The ordinance allows one type of temporary sign. He doesn't think the signs used are authorized. He would like to see temporary signs removed from the site. Staff is to look at the ordinance to see what type of signs are authorized.

Commissioner Sherman would also like the landscape looked at.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Chesterfield Grove Second Amended Site Development Plan**; a request to amend the Site Development Plan in a "C-3" Shopping District; for a 22.78 acre tract of land located on Chesterfield Airport Road and the Baxter Road Extension, south of Interstate 40/61. (Ordinance Number 1228)

Commissioner Layton, on behalf of the Site Plan Committee, made a motion **to approve** this request. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 9 to 0.**

B. **Whitestone Farm**; a Record Plat in the "R-2" 15,000 square foot Residence District, Planned Environmental Unit (PEU); for a 10.01 acre tract of land located on the west side of White Road and South of Olive Boulevard. The Record Plat proposes twenty-three (23) single-family lots. (Ordinance Number 1412)

Commissioner Layton, on behalf of the Site Plan Committee, made a motion **to approve** this request. The motion was seconded by Commissioner Grant **and passes by a voice vote of 9 to 0.**

C. **P.Z. 20-97 Spirit of St. Louis Airpark (Crown Business Park Plat 8);** "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan, and Architectural Elevations; southeast of Crown Industrial Court, south of Chesterfield Airport Road.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion **to approve** this request per the following conditions:

1. Trash storage will be approved by the Planning Department;
2. Approval for a monument sign that will conform with existing sign regulations, with landscaping approved by Planning Department;
3. To follow the Architectural Review Board suggestions that color and landscaping be observed.

The motion was seconded by Commissioner Nolen **and passes by a voice vote of 9 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

A motion to adjourn was made by Commissioner Eifler and seconded by Commissioner Layton. The motion **passes by a voice vote of 9 to 0.**

The meeting adjourn at 9:55 P.M.

for **Fred Broemmer, Secretary**