PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 26, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	
Ms. Mary Brown	
Mr. Jamie Cannon	
Mr. Dave Dalton	
Ms. Mary Domahidy	
Mr. Les Golub	
Mr. William Kirchoff	
Mrs. Pat O'Brien	
Mr. Walter Scruggs	
Mr. Doug Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mayor Jack Leonard	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Ms. Anna Kleiner, Planning Specialist	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: The Reverend James Capps, Bonhomme Presbyterian Church.

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness moved P.Z. 22-90 Sverdrup Investments, Inc. up on the agenda due to the large number of residents in attendance relative to this matter.

A. P.Z. 22-90 Sverdrup Investments, Inc.; a request for a change of zoning from "NU" Non-Urban District, "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District to "C-8" Planned Commercial District, and Amended "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District; south side of Conway Road, approximately 250 feet west of White Road.

Director Duepner stated the Department of Planning/Economic Development and the Department of Public Works have not completed review of the proposed development. The Department believes it is important to have a complete

analysis of the development but, in particular, the roadway improvements and their impact on the area, **prior** to submitting its recommendation to the Commission. Therefore, the Department recommends this matter be held.

A motion to hold the matter was made by Commissioner Domahidy and was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

- The plans would be made available for public review after the meeting.
- Mr. Duepner was asked to determine whether the density of the proposed development was the same as Maryville, or the IBM building.
- Forms which describe the Zoning Review Process are made available to the public.
- A new public hearing would be necessary only in the event of substantial departure from that presented at the original public hearing. The Department would review the new plan and report back to the Planning Commission, based on the changes. The Commission would make the decision, relative to holding a hearing.

The motion passed by a voice vote of 9 to 0.

PUBLIC HEARINGS - City Attorney Doug Beach read the opening comments.

A. P.Z. 25-90 City of Chesterfield Planning Commission; a proposal to amend Section 1005.270 of the Subdivision Ordinance of the City of Chesterfield relative to handicap access ramps at sidewalk intersections with streets.

Director Duepner presented the request noting the following:

- Currently our sidewalk requirements are for the provision of handicap access ramps and those conditions where the sidewalk is constructed adjacent to a street with a vertical curb. There is no such requirement for a sidewalk which is built adjacent to a street with a rolled curb.
- The City of Chesterfield has been expending Community Development Funds in a number of locations throughout the City to provide for handicap access ramps for streets which have vertical curbs, and also those which have rolled curbs.

- The vertical curb streets were developed prior to the current Subdivision Regulations.

- The petition proposes to amend our Subdivision Ordinance requiring handicap access ramps at all sidewalk intersections with streets. Therefore, this proposal would add the requirement for handicap access ramps for street intersections not only with vertical curbs, but also rolled curbs.

COMMENTS/CONCERNS OF COMMISSION

- There are no sidewalks allowed within a state right-of-way. If we required sidewalks along adjacent streets (i.e, along Baxter Road, which would be a County road), we would then require it to have the handicap access ramp.

- The State does not allow sidewalks within the right-of-way on a state highway, nor do they make provision for those types of ramps.

- This amendment deals with those matters which come before the City when a subdivision plat is desired, and thus improvements have to be installed.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

B. P.Z. 26-90 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.133 "C-2" Shopping District Regulations and 1003.135 "C-3" Shopping District Regulations of the Zoning Ordinance of the City of Chesterfield, to allow out-patient substance abuse treatment facilities.

Planning Specialist Kleiner presented the proposal as follows:

- On November 14, 1990, the Commission recommended approval, by a vote of 9 to 0, to allow residential-only facilities with conditional uses within the "NU" Non-Urban and "R" Residential Districts.

- During the review process, the Department of Planning/Economic Development will look into appropriate locations within commercial areas, hours of operation, and how a facility may compare to a typical medical or dental office.

COMMENTS/CONCERNS OF COMMISSION

- The Department is to check into the matter of containers for any hazardous waste in conjunction with the facility. The State agencies who license these facilities can provide the information.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

C. P.Z. 27-90 Pauline T. and David D. Bolk; a request for a Commercial Service Procedure in the "R-2" 15,000 square foot Residence District for a .42 acre tract of land located on the south side of Olive Boulevard, approximately 300 feet west of Westbury Drive (Locator Number 16Q130683). Requested use: Income Tax Service Business.

Director Duepner and Planning Specialist Kleiner made a slide presentation of the site.

Mr. David Bolk and Mrs. Pauline Bolk presented the petition as follows:

- The property will be used for an existing Income Tax Business, which is now located at 12158 Natural Bridge, in Bridgeton, Missouri. This business has been in operation for seventeen (17) years.

- From mid-January until April 15th, there will be two (2) additional employees. After the Income Tax Deadline of April 15th, the building will be used only on occasion by Pauline Bolk and William Bolk. Traffic into the building will be very light the last eight (8) months of the year.

- The existing house will have to be moved back due to the Highway Department's proposed four (4) lanes running in front of the building.

- Business would be conducted before, during and after the highway improvements.

- The petitioner will comply with all necessary improvements and changes that will be imposed on this property.

- Several major improvements will be made to the building, i.e., new windows, etc.

COMMENTS/CONCERNS OF COMMISSION

- The existing gravel driveway will be paved.

- The parking spaces will be in accordance with the requirements of the City.

- The building dimensions will not be changed, except for a new basement.

- No portion of the business will be used as a residence.

- The Highway Department states that the house will be moved within the next two (2) years.

- The hours of operation from mid-January to April 15th, are from approximately 7:30 a.m. until 10:30 p.m., six (6) days a week. Saturday hours will end at 6:00 p.m. Sunday hours are usually from 10:00 a.m. until approximately 6:00 p.m.

- Exterior lighting will be only as necessary.

- There would be a maximum of eight (8) people on the premises at one time.

- Off-season use of the building has not been determined. The use would probably be no more than five (5) or six (6) hours per week.

SPEAKERS IN FAVOR (Neutral Speakers)

1. Ms. Delores Oberkrome, 4 Glen Cove Drive, Chesterfield, MO 63017, as an individual.

2. Mr. George Talow, 550 Sunbridge Drive, Chesterfield, MO 63017, as an individual.

SPEAKERS IN OPPOSITION

1. Mr. Bill Ponder, 5 Glen Cove Drive, Chesterfield, MO 63017, as an individual.

REBUTTAL

Mr. Wayne R. Gottschall, President of Metron Surveying and Engineering, spoke on behalf of the proposal.

- The site plan for the existing and proposed facility was shown to the Commission.
- The relocated house will utilize the existing access point, with additional parking.
- There is a natural low on the property, with a ravine. The Highway Department improvements should channel this water in an improved manner.
- The site coverage proposed, after the improvement, would be thirty-six percent (36%) impervious site coverage.
- There is no sign of erosion on the property.
- Landscaping will be provided as required by the Commission.

COMMENTS/DISCUSSION BY COMMISSION

- Blacktop of driveway could cause more water runoff to adjacent properties.
- Department of Public Works will also review the potential problem of water run-off.
- The existing fence is in poor condition, and the portion on the site in question would be replaced and maintained by the petitioner, as required by the Commission.

SHOW OF HANDS

9 In Favor 0 In Opposition

The meeting was recessed for five minutes.

APPROVAL OF THE MINUTES

The Minutes were approved from November 12, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

B. Architectural Review Committee - No report.

C. Site Plan/Landscape Committee - No report.

D. Comprehensive Plan Committee - No report.

E. Procedures Committee - No report.

The Commission decided to have a workshop Saturday, December 1, 1990, beginning at 8:30 a.m. The purpose of the workshop would be to review Commission activities of 1990, and to take a field trip to visit the site of P.Z. 22-90 Sverdrup, Inc.

A. Ordinance Review Committee - Mary Brown

Commissioner Brown stated that the Committee met this evening for preliminary discussion on the Sign Ordinances of the City, in preparation for a lengthy process of review and revision.

OLD BUSINESS

A. P.Z. 20-90 Donald H. and Margaret M. Kemner; request for a Commercial Service Procedure in the "NU" Non-Urban District; west side of Olive Boulevard, south of Appalachian Trail.

Planning Specialist Kleiner presented the request and the Department's reaffirmation of its initial recommendation of approval, with conditions outlined in Attachment A.

A motion to reaffirm the Commission's prior approval of the request was made by Commissioner O'Brien and was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION OF COMMISSION

- The motion was amended to include the addition of a condition in Attachment A of the report to read:
  3.b.(1) Overnight exterior parking shall be limited to no more than two (2) vehicles used only by the residents living within the structure.

The amendment was accepted, and the motion to reaffirm approval of the request passed by a voice vote of 9 to 0.

NEW BUSINESS

B. A proposal from Mr. Mr. Albert A. Michenfelder and Mr. William Human requesting amending of Planned Environment Unit (PEU) Ordinances Number 13,576 and Number 13,932 approved in conjunction with P.C. 47-97 MBM Partnership, Inc., and P.C. 80-88 Shell Oil Company (Wildhorse); south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Director Duepner recommended this matter be held until the next meeting, according to Commission policy.

Commissioner Cannon made the motion to hold this matter until the next meeting. The motion was seconded by Commissioner Domahidy and passed by a voice vote of 9 to 0.

C. P.Z. 24-90 Joseph O. Ernst and Edith M. Ernst and J & J Window Sales, Inc.; a request for a change of zoning from "C-1" Neighborhood Shopping District and "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Schoettler Road, approximately 200 feet south of Olive Boulevard.

Director Duepner recommended this matter be held until the next meeting, according to Commission policy.

Commissioner Brown made the motion to hold this matter until the next meeting. The motion was seconded by Commissioner Kirchoff and passed by a voice vote of 9 to 0.

Director Duepner stated that the Department would visit the site and take slides of the site for the Commission to view.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Westerly Place Subdivision; Subdivision Record Plat; west side of Schoettler Road, at Westerly Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation to approve the Record Plat, Trust Indentures and Warranty Deed for this matter, as well as the request for a variance to the landscape plan, to allow street trees at one (1) every forty (40) feet.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Golub, and passed by a voice vote of 9 to 0.

B. P.C. 5-79 Holthaus Realty (Hellwigs Fruit Stand); "M-3" District Amended Site Development Plan; southwest corner of Chesterfield Industrial Boulevard and Chesterfield Airport Road.

Director Duepner presented the request and the Department's recommendation of approval, as stated in the report. He also noted that the City Council passed a Resolution on November 19, 1990, calling upon the Environmental Protection Agency to take immediate action to clean up the subject site.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Site Plan and to request an addition to landscaping as follows:

> To require that White Pines, or something equivalent, be provided adjacent to the fence, on the outside of the fence on a density of approximately fifteen (15) foot on center, applicable to the east, north and west elevations.

In addition, the Committee recommends to hold on the architectural aspect of the building, requesting an eight (8) foot sight-proof fence to be included, and to hold on the architectural aspects of the fence, pending submission by the petitioner.

The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION OF COMMISSION

- There are safety concerns regarding the sight-proof fence.
- Additional input is desired from the Police Department and EPA.

Commissioner Cannon presented an amendment to the motion as follows:

- A desire to fall-back on this motion in order to explore the possibility of earth-tone colors for the building, roof, sides, etc., such as a warm gray.
- The chain link fence could be black, with vines planted to screen it.
- Formal landscaping could be detrimental to the overall intent of the structure.

The amendment was denied.

Commissioner Kirchoff withdrew the original motion.

Commissioner Kirchoff made a motion to hold the matter pending site plan review. The motion was seconded by Commissioner Cannon and passed by a voice vote of 9 to 0.

The Commission requested the Department obtain additional information from the EPA regarding fence requirements, color of building, landscaping options, graphic requirements (i.e., signs), and timeframe for completion of project; and then report back to the Commission regarding the findings.

The meeting adjourned at 9:10 P.M.

William Kirchoff, Secretary

[MIN11-26]