

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 27, 1989

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

PRESENT

ABSENT

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

INVOCATION: The Reverend Alan H. Bachert, King of Kings Lutheran Church.

PLEDGE OF ALLEGIANCE: Mr. Maurice Allen

INTRODUCTORY REMARKS - None

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES - The minutes of the Planning Commission Meeting of November 13, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Ms. Domahidy stated that the Comprehensive Plan Committee will meet Wednesday, November 29th, at 5:30, in the Council Chambers Conference Room.

Ordinance Review Committee - No Report

OLD BUSINESS

- A. P.Z. 28-89 City of Chesterfield Planning Commission; Amending Section 1005.080 "Improvements Installed or Guaranteed," Section 1005.085 "Acceptance and Final Approvals," and Section 1005.265 "Disclosure of Responsibility for Street Maintenance" of the Subdivision Ordinance of the City of Chesterfield.

Mr. Duepner requested that this item be tabled until a report is received from the Public Works Parks Committee of the City Council. The report will be presented to the Commission by January 1990.

NEW BUSINESS

- A. Correspondence from Mr. Mark Teitelbaum requesting amendment of PEU in "R-2" Residence District Ordinance: P.Z. 20-89 Gerald Kerr Homes Corporation (Princeton Gate); north side of Clayton Road, west of Claymont Estates Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation.

A motion was made by Dr. Politte to approve the petitioner's request. The motion was seconded by Mr. Bidzinski.

The motion was withdrawn by Dr. Politte.

A motion was made by Dr. Politte to approve the Department's report. The motion was seconded by Ms. Brown. Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, no; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, no. The motion failed by a vote of 4 to 3.

Mr. Bryant made the motion to approve the Department's report with the amendment as follows:

- o To allow the six (6) foot sideyard setbacks, with a minimum of sixteen (16) feet between buildings, with the exception of those lots which are adjacent to the Brookmont Subdivision. Those lots which adjoin the Brookmont Subdivision will maintain ten (10) foot sideyard setbacks, with a minimum of twenty (20) feet between buildings.

The motion was seconded by Mr. Bidzinski. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, no; Mr. Bryant, yes; Ms. Domahidy, yes; Mr. Kirchoff, no; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 5 to 2.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 104-84 Barken and Dubinsky (Valley Center Phase 3); "C-8" Planned Commercial District architectural elevations; south side of Chesterfield Airport Road, east of Long Road.

Ms. Kleiner presented the request and the Department's report to the Architectural Review Committee.

A motion to approve the Department's report was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 7 to 0.

- B. P.C. 62-87 Clifford Curry (St. Louis Retirement Center); C.U.P. in "R-1" Residence District amended architectural elevations; north side of Clayton Road, southwest of Henry Avenue.

Director Duepner presented the request and the Department's report to the Architectural Review Committee recommending approval.

A motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Mr. Kirchoff. The motion passed by a voice vote of 7 to 0.

- C. West County YMCA; free-standing information sign; south side of Burkhardt Place, west of Chesterfield Village Parkway.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

- D. Fogelman Properties (Baxter Crossings Apartments); temporary subdivision direction sign; North Outer Forty Drive, across from Timberlake Manor Drive.

Ms. Kleiner presented the request and the Department's recommendation of denial.

A motion to deny the request was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

- E. Fogelman Properties (Baxter Crossings Apartments); temporary subdivision direction sign; northeast corner of Clayton and Schoettler Roads.

Ms. Kleiner presented the request and the Department's recommendation of denial.

A motion to deny the request was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

- F. Chesterfield Mall; Project identification sign; Chesterfield Airport Road, east of Chesterfield Village Parkway.

Ms. Kleiner presented the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Domahidy. The motion passed by a voice vote of 7 to 0.

- G. Chesterfield Executive Park - Lot 10; preliminary architectural elevations; Cepi Drive, south of Chesterfield Airport Road.

Ms. Kleiner presented the request for preliminary comments from the Commission.

Mr. Kirchoff stated that the Site Plan Committee would suggest the building be constructed of a minimum amount of metal surfacing, and a maximum amount of brick, or other masonry product.

Ms. Kleiner stated that the comments would be conveyed to the petitioner.

H. P.C. 5-79 Holthaus Realty (O.A. Baumann Co.); "M-3" District amended site development plan and architectural elevations; west side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

Mr. Duepner stated the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Domahidy. The motion passed by a voice vote of 7 to 0.

I. Spirit Air Park/Spirit of St. Louis Airport (Spirit Jet Center); "M-3" District amended site development plan and architectural elevations; south side of Edison Avenue, east of Spirit of St. Louis Boulevard.

Mr. Duepner stated the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Brown. The motion passed by a voice vote of 7 to 0.

J. John C. Bergh; Boundary Adjustment Plat; north side of Church Road, 2400 feet west of Strecker Road.

Mr. Duepner stated the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Mr. Bidzinski and seconded by Mr. Bryant. The motion passed by a voice vote of 7 to 0.

K. Valley Center Plat III; easement and record plat; south side of Chesterfield Airport Road, east of Long Road.

Mr. Duepner stated the request and the Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Ms. Brown and seconded by Mr. Bryant. The motion passed by a voice vote of 7 to 0.

The meeting adjourned at 7:40 p.m.

Mr. Charles Bryant - Secretary

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