

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 27, 1995



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Ms. Patricia O'Brien
Mr. Allen Yaffe
Chairman Michael J. Casey
Mayor Jack Leonard
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. Dave Dalton

INVOCATION - City Attorney Doug Beach

PLEDGE OF ALLEGIANCE - All

Chairman Casey congratulated Commissioner Grant for winning the Turkey Gobble Race in the 50 to 59 year old bracket.

Chairman Casey recognized the Honorable Mayor Jack Leonard and Councilmember Ed Levinson (Ward II), Council Liaison.

PUBLIC HEARINGS:

Commissioner Pat O'Brien read the "Opening Comments"

- A. **P.Z. 33-95 City of Chesterfield Planning Commission**; a proposal to amend Section 1005.040 of the City of Chesterfield Subdivision Ordinance - Definitions; and Section 1005.090 of the City of Chesterfield Subdivision Ordinance - Record Plat (Relative to provision of State Plane Coordinates and a copy of the Record Plat in electronic format).

Assistant City Engineer Bonnie Hubert, City of Chesterfield Department of Public Works, spoke on behalf of the petition, noting the following:

- The changes proposed are to provide a more true/accurate representation of property in the City, and will enhance our mapping capabilities and increase accuracy of record maintenance. Revisions proposed are:
 - a) additional clarification of key maps;
 - b) requiring benchmarks only when elevation information is given on the plats;
 - c) tying the parcels of land to the State Plane Coordinate System; and
 - d) providing electronic copies of the plats themselves, so we may use them in our computer system.

Mr. Robert E. Myers, State Land Surveyor, defined the State Plane Coordinate System. He noted this system is currently being utilized by all Federal Agencies (Database, Census, etc.), many state and county municipalities, etc.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - Waived

Commissioner O'Brien read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of November 13, 1995.

A motion to approve the minutes was made by Commissioner McCarthy, seconded by Commissioner Kenney and **passes by a voice vote of 8 to 0.**

PUBLIC COMMENTS:

1. Mr. Ed Griesedieck, 1 City Centre, St. Louis, MO 63101, spoke on behalf of P.Z. 31-95 Premier Homes (Cambridge Cove), referring to his letter dated November 22, 1995.

OLD BUSINESS: - None

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 Broemmer, seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

B. P.Z. 30-95 Premier Homes (Cambridge Cove); "R-3" Residence District to "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

AND

C. P.Z. 31-95 Premier Homes (Cambridge Cove); Planned Environment Unit Procedure (PEU) in "R-6A" Residence District; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Assistant Director of Planning Laura Griggs/McElhanon stated the Department's recommendation of approval of P.Z. 31-95, subject to Conditions in Attachment A, with one (1) modification at the end of the first sentence of Condition 4.f. - add the following: "and the City of Chesterfield." (It was noted that P.Z. 30-95 had been approved by the Commission at its meeting of November 13th, but not forwarded to City Council so that action may be taken on P.Z. 31-95 before forwarding on to Council).

A motion to approve P.Z. 31-95, as recommended by the Department (including the additional wording of Condition 4.f.), was made by Commissioner McCarthy. The motion was seconded by Commissioner O'Brien.

A motion to amend the original motion was made by Commissioner McCarthy to delete Condition 4.f. of Attachment A. The motion was seconded by Commissioner Yaffe.

Upon further discussion, this motion was withdrawn by Commissioner McCarthy.

A motion to amend the original motion was made by Commissioner McCarthy to change Condition 4.a. to read: Minimum setback shall be fifteen (15) feet from the primary access street right-of-way and twenty (20) feet from the right-of-way of cul-de-sac drives. The motion was seconded by Commissioner Kenney.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Grant, no; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, no; Commissioner Yaffe, no; Chairman Casey, no.

The amendment to the original motion fails by a vote of 5 to 3.

A motion to amend the original motion was made by Commissioner Yaffe to change Condition 4.f. to add wording to the first sentence as follows: “and the City of Chesterfield.” **This motion died for lack of a second.**

A motion to amend the original motion was made by Commissioner McCarthy to change Condition 4.j. to read: All streets may be reduced to a minimum of twenty-six (26) feet wide and have a minimum turnaround radius of twenty (20) feet, but otherwise must be constructed in accordance with City Standards. The motion was seconded by Commissioner Yaffe.

Upon a roll call the vote was as follows: **Commissioner Bly, no; Commissioner Broemmer, no; Commissioner Grant, yes; Commissioner Kenney, no; Commissioner McCarthy, yes; Commissioner O’Brien, yes; Commissioner Yaffe, yes; Chairman Casey, no.**

The amendment to the original motion fails by a tie vote of 4 to 4.

An motion to amend the original motion was made by Commissioner Yaffe to change Condition 4.p. to read: Provide four (4) foot wide sidewalks on the west side of the main internal subdivision street. The motion was seconded by Commissioner McCarthy.

Upon a roll call the vote was as follows: **Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O’Brien, no; Commissioner Yaffe, yes; Chairman Casey, no.**

The motion passes by a vote of 5 to 3.

Commissioner Grant seconded the original motion, as amended.

Upon a roll call the vote on the original motion, as amended, was as follows: **Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O’Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.**

The motion passes by a vote of 8 to 0.

D. 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.

Planner II Joe Hanke summarized the Department’s recommendation for denial of an amended process for filing an appeal or protest petition, which would include a seven (7) day time frame in which to file a “notice of intent” to file an appeal or protest petition.

Commissioner Kenney made a motion to hold this item to allow additional time for the City Attorney and Staff to review this matter further. The motion was seconded by O'Brien and passes by a voice vote of 8 to 0.

- E. **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; "NU" Non-Urban and "R-2" 15,000 square foot Residence Districts to "C-8" Planned Commercial District and an amended Planned Environment Unit Ordinance in the "R-2" 15,000 square foot Residence District; intersection of Clarkson and Kehrs Mill Roads, east side of Clarkson Road.

Planner I Toni Hunt noted the issues which will be evaluated by the Department with regard to this petition and, in keeping with Planning Commission policy, recommends this matter be held until the December 11, 1995 Planning Commission Meeting.

Issues Added to List:

- A pedestrian overpass over Clarkson Road accessing the Marquette High School site.
- Prohibit a left-turn on to Clarkson from the proposed development.
- Provide a structure median in front of proposed development.
- Were sidewalks, crosswalks, etc., considered at the time the High School project was being reviewed/approved? (Planner Hunt noted the Department is still awaiting response from the State Highway Department on this issue.)
- Review the City's Comprehensive Plan with regard to the width of Clarkson Road at the time of development of the High School. (Planner Hunt noted the improvements to Clarkson were anticipated, but not complete. She further noted the High School was **not** anticipated at that time.)
- Contact school regarding plans to prevent students from entering Clarkson/Kehrs Mill; and if they have any future plans, whether or not there is additional development, to try to prevent this hazard. (Planner Hunt noted the school district has been sent this plan and the Department is awaiting their response.)
- The required distance of the school from any facility which may sell liquor.

A motion to hold this matter was made by Commissioner Grant, seconded by Commissioner O'Brien and passes by a voice vote of 8 to 0.

- F. **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 additions to grading, building, etc. permits in certain districts.)

Assistant Director of Planning Laura Griggs-McElhanon noted Staff recommends this item be held as the Department is still researching issues.

A motion to hold this item was made by Commissioner Bly, seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

- G. **P.C. 89 & 90-88 Siteman Organization**; a request for an extension of time to submit Site Development Plans for “C-8” Planned Commercial District and “M-3” Planned Industrial Districts; north and south sides of Chesterfield Airport Road, approximately 3000’ east of Long Road.

Assistant Director of Planning Laura Griggs-McElhanon summarized the request and noted the Department recommends approval of the requested thirty-six (36) month extension of time.

A motion to approve the thirty-six (36) month extension of time was made by Commissioner Grant, seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 25-94 Jewish Community Centers Association (JCCA)**; Conditional Use Permit in the “R-2” 15,000 square foot Residence District Site Development Concept Plan; northeast corner of intersection of Wild Horse Creek Road and Baxter Road Extension.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Concept Plan for P.Z. 25-94 Jewish Community Center (JCCA), as recommended in the Department’s report. The motion was seconded by Commissioner O’Brien and passes by a voice vote of 8 to 0.

- B. **Chesterfield Fire Protection District**; Subdivision Record Plat; north side of Olive Boulevard, west of River Valley Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Chesterfield Fire Protection District Subdivision Record Plat, subject to the conditions outlined in the Department’s report. The motion was seconded by Commissioner Grant and passes by a voice vote of 8 to 0.

- C. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-Subdivision Plat of Lot 11; north side of Olive Boulevard, east of West Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Re-Subdivision Plat for Lot 11 of Braefield Subdivision. The motion was seconded by Commissioner Grant and **passes by a voice vote of 8 to 0.**

- D. **P.Z. 12 & 13-95 Windsor Development (Crossing at Chesterfield)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District Site Development and Landscape Plans; east side of Kehrs Mill Road, south of the terminus of Countryside Manor Parkway.

Commissioner McCarthy, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Landscape Plan for P.Z. 12 & 13-95 Windsor Development, subject to the ten (10) conditions contained in the Department's report. The motion was seconded by Commissioner O'Brien and **passes by a voice vote of 8 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

Director Duepner noted he submitted his resignation to the City of Chesterfield on November 22, 1995. He will officially leave the City on December 22nd. The next meeting with the Planning Commission on December 11th, will be his last. He will be taking a position with Sachs Properties after the first of the year.

Chairman Casey noted everyone on the Commission, as well as previous administrations, can't thank him enough for the fine job he has done, will look forward to seeing him at the December 11th meeting, and wish him good luck!

Commissioner Broemmer inquired about erosion and grading on the Eagle Ridge property.

Director Duepner noted the zoning of the property was approved prior to incorporation of the City. The petitioner had requested approval under the Density Development Procedure, which was approved by City Council. The developer has a preliminary Plat approved, and has sought a Grading Permit which was not approved. All the work on the site to date has been demolition of the existing structure and removal of vegetation.

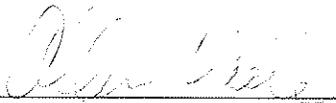
Commissioner Broemmer believes this type of situation needs to be addressed by the City in order to save large trees.

Chairman Casey so noted, and asked Director Duepner if there is something which can be done to address this concern.

Director Duepner noted, at this point, there is no provision in the Ordinance which provides for a tree study or tree survey prior to grading.

Chairman Casey stated that maybe Councilmember Levinson heard the concern expressed and could look into that matter.

The meeting adjourned at 8:45 p.m.



Allen Yaffe, Secretary

[MIN11-27.095]