

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 28, 1988

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

PRESENT

Vice-Chairman Mary Domahidy
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
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

ABSENT

Chairman Barbara McGuinness

Rabbi James Goodman of Kol Am Congregation gave the Invocation.

The Pledge of Allegiance was led by Sue Fredericks.

INTRODUCTORY REMARKS VICE-CHAIRMAN MARY DOMAHIDY

PUBLIC HEARINGS

- A. P.C.22-88 Hennemeyer Company, Incorporated; a change of zoning from "NU" District to "C-8" District; 6.0 acre tract of land located on the east side of Clarkson Road, approximately 600 feet north of Baxter Road.

Mr. Donald K. Anderson Jr., Attorney, spoke on behalf of the petitioner. The preliminary plan proposes utilization of the site for purposes of retail development with three free-standing buildings.

Mr. Charles Hennemeyer, the petitioner, stated the tenants would be low-impact. The 5,000 square foot building is designed for a financial institution. The second 19,000 square foot unit will be a Pier 1 Imports store, adjoining will be a Block Buster Video store. A 15,000 square foot building will probably be a Casey Sporting Goods store. The 12,000 square foot building will be an electronics tenant (Silo). Parking is well within the requirements of the City of Chesterfield.

Speakers In Favor of Petition

Mr. Mike Hardgrove, Chairman of Trustees of Old Clarkson Subdivision, 15944 Quiet Oak.

Ms. Ruth Anderson, resident of Baxter Lakes Subdivision, 1806 Canyon View.

Reverend James Rogers, Pastor of Lord of Life Lutheran Church, 1700 Clarkson.

Mr. Frank Bottorff, a church member and resident of Chesterfield, 1531 Schoettler Road.

Mr. Henry Miller, a church member and resident of Chesterfield, 14858 Pheasant Hill Court.

Ms. Judith Paul, a resident of Chesterfield, 8 Pittsfield Court.

Dr. Stephen Honickman, a resident of Chesterfield, 1870 Clover Ridge Court.

Speakers in Opposition

Mr. Melvin Reiss, a resident of Baxter Oaks Subdivision, 15660 Century Lake.

Mr. James Voepel, a resident located behind the Church, 1605 Old Baxter Road.

Rebuttal

Mr. Anderson indicated the buffer zone is double what is required around the development. The landscape will comply with City regulations. The developer intends to use heavy density greenery to buffer, run-off to be controlled by site plan revisions, underground stormwater retention, and will work with the Commission and City Staff to meet any requirements stated. The exhibits were retained by Staff for further review.

A show of hands indicated 84 for the petition, 8 against.

B. P. 23-88 Richard L. Halbman; an amended Planned Environment Unit Procedure within the "R-5" Residence District; 5.4 acre tract of land located on the west side of Straub Road, approximately 200 feet northwest of Clayton Road.

Mr. Ken Kettel of Colton-Lester Company spoke on behalf of the petitioner, Mr. Richard Halbman. He stated the request is to amend a previously approved PEU governing a piece of ground on the north side of Clayton Road, just east of Baxter Road. The request is for a combination of condominiums and single-family attached units, with 38 units in 19 buildings.

Speakers in Favor - None

Speakers in Opposition

Mr. O. E. Reichardt, Jr., of the Commons of Broadmoor, 15038 Claymoor Court.

Mr. John Reed, a resident of White Gate Farms, 2447 Clayborn Drive.

Mr. Francis Poster, representing 108 unit owners in the Gardens, 15038 Claymoor Court #4.

Mr. Malcolm Baron, a resident of Broadmoor Condominiums, 15022 Claymoor Court #8.

Ms. Geraldine Nieberg, a resident of Broadmoor Green, 2451 Broadmont Drive.

Rebuttal

Mr. Keitel said that the existing PEU allows for 65 units. What he is proposing will be a maximum of 51 units, a decrease of approximately 14 units. The sales price of \$150,000 he believes is well within the range of Broadmoor. Regarding the question of condominium versus single family detached, he is proposing three single family detached units.

A show of hands indicated 0 for the petition, 42 against.

APPROVAL OF THE MINUTES

The minutes of the November 14, 1988 Meeting were approved.

COMMITTEE REPORTS - None

OLD BUSINESS

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

Mr. Duepner stated that on Wednesday of this past week the petitioner submitted to this Department a revised plan for this petition. The Staff did not have time to adequately review the plan, particularly as it relates to Kehrs Mill Road access. Recommendation to the Commission by the Staff at this time would be to hold these petitions until the next meeting.

The motion to hold was made by Mr. Bryant and seconded by Dr. Pritchard. The motion carried by a voice vote of 8 to 0.

P.C.21-88 Thomas E. and Janice M. Woodson

Mr. Duepner indicated that in keeping with the established policy of the Planning Commission, a report on this petition will be submitted to the Commission at their meeting on December 12, 1988. Accordingly, the Department of Planning/Economic Development recommends that P.C.21-88 be held.

The motion to hold was made by Mr. Bryant and seconded by Mr. Kirchoff. The motion carried by a voice vote of 8 to 0.

P.C.192-87 Long Road Realty (Dugsford Commons)

Ms. Kleiner stated that a request was received from Mr. Jean Magre of Loomis, Debenport and Boulton for an amendment to Condition 2.a of Ordinance 13,574 to allow six buildings instead of five. The Department recommended that the Commission approve the request for an amendment to Ordinance 13,574, Condition 2.a specifically, to read: The uses permitted within this C-8 Planned Commercial District shall be contained in a maximum of six (6) buildings, not to exceed a total of 53,500 square feet.

The motion to accept the Department's recommendation was made by Mr. Bryant and seconded by Ms. Burnett. The motion carried by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

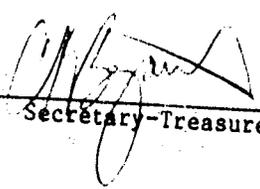
P.C.13 and 14-87 Mary Plant Faust and St. Luke's Development Corporation
- site development concept plan; west side of Olive Boulevard, north of Ladue Road.

Mr. Duepner stated this project was approved by St. Louis County in 1987 for a Conditional Use Permit and a Planned Environment Unit for a 140-bed nursing home and 127 self-care units. A detailed review of the site development section plans for the self-care units and nursing home will be made by the Planning Commission prior to the issuance of any building permits.

The motion to approve the recommendation was made by Dr. Pritchard and seconded by Mr. Golub. The motion was carried by a vote of 8 to 0.

Mr. Duepner reminded the Commission that there will be only one meeting in December, which will be on December 12, 1988.

The motion to adjourn was made by Ms. Burnett and seconded by Dr. Pritchard. The meeting adjourned at 9:15 p.m.


Secretary-Treasurer