

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SPECIAL MEETING – CHESTERFIELD COMMONS
December 1, 1998**



The meeting was called to order at 5:30 p.m.

PRESENT

Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Ms. Victoria Sherman
Chairman Robert Grant
Ms. Teresa Price, Director of Planning
Mr. Todd Streiler, Planner II
Ms. Kathy Lone, Executive Secretary, Planning Assistant

ABSENT

Mr. Jerry Right
Mr. Allen Yaffe

INVOCATION: Chairman Robert Grant

PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Council Liaison - Councilmember Mary Brown (Ward IV). Also in attendance were Councilmember Mike Casey (Ward III) and Councilmember Linda Tilley (Ward IV)

Chairman Grant stated that the only purpose of the meeting was to consider the following project:

P.Z. 24-97 THF Chesterfield Development L.L.C. (Chesterfield Commons); C-8
Planned Commercial District, Site Development Section Plan; South Side of Chesterfield
Airport Road (Between Sachs Electric and the McBride Building).

Chairman Grant stated several previous matters were held or not resolved and the Planning Commission will begin with these. When this petition is forwarded to the City Council, they will be exercising their power of review.

Michael Doster, attorney for the petitioner, stated that he has been authorized by the developer to represent to the Planning Commission that the developer has reconsidered its position on the issue of relocating RHL Drive and has decided to concede the issue with the qualification that rather than moving RHL Drive to the western property line, the developer would be willing to commit to dedicate easements to the adjoining property owner so they can access RHL Drive

but the developer would prefer not to move it.

Director of Public Works Michael Geisel inquired if there was a distinction being made between an access easement, a cross access easement and dedication of right-of-way at some further location that could be determined at a later date.

Mike Doster stated that the developer's only concern was not to move RHL Drive to the property line.

Commissioner Layton made a motion to approve the developer's proposal to grant access easements to RHL Drive. The motion was seconded by Commissioner Nolen and passes by a voice vote of 6 to 0.

Mike Doster stated that there are five (5) acres to the rear of the development that possibly could be developed at a later date but the developer is not asking that any part of that five (5) acres be approved by the Planning Commission at this time. The developer understands that if this property is developed at a later date, he will need to come before the Planning Commission for approval.

Mike Doster also stated that additional American Disabilities Act information was supplied to the Planning Department and City Attorney Doug Beach. The developer is awaiting any comments they have.

Mike Doster stated that the developer has committed not to have the contractors working late at night. A future meeting date with the trustees will be established to discuss future working hours and minimizing any noise and light emanating from the project.

Planner II Todd Streiler acknowledged that Craig Conway, Chair of the Architectural Review Board, was in attendance to answer any questions.

Todd Streiler gave an overview on the free standing pylon signs proposed for the development.

City Attorney Doug Beach concurs with the Planning Department concerning the type and number of signs. The Board of Adjustment has the ability to increase by a maximum of 50 percent the height and signage over what the maximum is allowed by the Planning Commission (per sign). The kind of sign that the petitioner has been suggested is larger a billboard.

Commissioner Nolen questioned if the signs have the approval of the FAA or Spirit of St. Louis Airport.

Director of Planning Teresa Price has talked to Dick Hrabko of the Spirit of St. Louis Airport who is interested in anything concerning these signs.

Tom Roof, architect for the petitioner, stated that they have already received approval for the

lighting fixtures for the overpass construction, which are 75 feet tall and have an elevation equal to the overpass, by the FAA and Spirit of St. Louis Airport.

City Attorney Doug Beach said that if the lighting is 75 feet in height, he would require FFA approval.

Tom Roof stated that the signs are tall but the developer has tried to combine signs so that there would not be so many.

City Attorney Doug Beach stated that the zoning ordinance does not allow 75 feet signs and the Board of Adjustment also has a limit as to what they can approve.

Tom Roof stated that the petitioner does not have an alternative for this signage.

Chairman Grant said this will be forwarded to the City Council without approval.

Mike Staenberg, petitioner, stated that MODot will not allow any signage identification except for categories: gas, food, lodging, etc.

Commissioner Macaluso made a motion to deny the request of the petitioner for the free standing pylon signs as submitted on the plans and seconded by Commissioner Sherman and passes by a voice vote of 6 to 0.

Todd Streiler gave an overview concerning monument signage. He stated that in order for the proposed signage specifications to meet the sign ordinance requirements, all signage must be outside of the sight distance triangle in regards to the out lots on the corner of the intersections.

Mr. Streiler stated that the sign criteria will mention that revolving or rotating beam lights would be prohibited. Another item mentioned in the criteria will be that any neon tubing lights would be required to go before the Architectural Review Board for approval.

City Attorney Doug Beach stated that specifics be mentioned in the signage so that another petitioner would be required to go back to Planning Commission for approval.

Commissioner Eifler made a motion to approve the petitioner's request with respect to Staff Report, Sections II and III, Monument Signage and Design, with no neon signs without Planning Commission approval and to follow FAA requirements. This was seconded by Commissioner Layton and passes by a voice vote of 6 to 0.

Todd Streiler gave an overview for anchor store wall signage.

Director of Planning Teresa Price stated that the most the Planning Commission can approve per the Zoning Ordinance, page 278 Section B, is 300 square feet and the Board of Adjustment can approve up to 450 square feet.

Todd Streiler will add a formula of countable frontage in the sign criteria

Commissioner Macaluso made a motion to approve the anchor store wall signage in accordance with the City of Chesterfield signage regulations. This motion was seconded by Commissioner Eifler.

Commissioner Macaluso amended her motion to include small shop wall signage as well as anchor store wall signage. This amendment was seconded by Commissioner Eifler and passes by a voice vote of 6 to 0.

Todd Streiler gave an overview on signage for service doors. Mr. Streiler needs clarification on service door signage as this is not addressed in the City's Ordinance.

Mr. Staenberg stated that the address is put on the store's back door for deliveries. The letters would be three (3) inches.

Chairman Grant made a motion allowing the developer to place the name and address of the tenant in letters not in excess of three (3) inches on the service doors. The motion was seconded by Commissioner Sherman and passes by a voice vote of 6 to 0.

Todd Streiler stated that the only stipulation that Staff is looking at is Staff Report, Page 11, Section V, c.: "Painted letter/paper/stickers will not be permitted (except window signage and temporary banners)." Mr. Streiler would like to add to the stipulations that there will not be any temporary signage allowed.

Councilmember Brown stated that the ordinance says that window signage can not exceed 50% of the window.

Commissioner Eifler moved that Section 5 of "Stipulations" be accepted with the amendment that specifically excludes the use of window signage and temporary banners.

City Attorney Doug Beach stated that the Commission can't stipulate that you no longer can have signs in the window because the original zoning ordinance to Attachment A would have to have that requirement in it. That can't be changed now.

Commissioner Eifler withdrew his motion.

Commissioner Eifler moved to approve the stipulation except temporary banners will not be allowed.

Mr. Rocca.

Mr. Rocca recommends that they have more than 4 types of trees.

Director of Planning Teresa Price stated that the trees along Edison Road will not be planted because of the levy. The Levy District is concerned about having the roots in the seepage berm.

Chairman Grant stated that a two-year landscape maintenance bond is required so any problems during the first two years would be covered by the bond. After that, any publicly maintained trees will be the responsibility of the City.

Commissioner Layton made a motion to pass on the Landscape approval as presented and amended by the petitioner with the notation to the City Council that we are not completely satisfied with the blank area on the two right parking lots. The motion was seconded by Chairman Grant.

Commissioner Sherman made a motion to amend the present motion that the Landscape Guidelines require trees to be 35 feet at maturity. The amended motion died due to a lack of a second.

The motion by Commissioner Layton passes by a voice vote of 7 to 0.

Commissioner Nolen questioned the need for a black chain link fence.

Mike Staenberg stated that the black chain link fence will be by the garden areas and black is more architecturally compatible and blends well with the background.

Commissioner Nolen made a motion to recommend to the City Council that landscaping be looked at in front of the black chain link fence on both sides of the development. The motion died due to a lack of a second.

Commissioner Layton made a motion to approve the plans as submitted and forwarded to the City Council. This motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0.

Councilmember Mary Brown stated that the Chesterfield Commons project will be at the Planning & Zoning Committee Meeting on Thursday, December 17, 1998, at 6:00 PM in the Council Conference Room.

Commissioner Eifler made a motion to adjourn and this motion was seconded by Commissioner Right and passes by a voice vote of 7 to 0. The meeting adjourned at 7:59 PM.


for _____
Fred Broemmer, Secretary