

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 11, 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
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 - Commissioner Carol Kenney

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Commissioner Rick Bly read the "Opening Comments"

- A. **P.Z. 36-95 Leo B. Pelligreen, Jr. and Marilyn A. Henske (Sooner Investment Group)**; a request for a change in zoning from "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District for a 1.5 acre tract and approval of a development plan for a .4 acre parcel within an existing "C-8" Planned Commercial District established by City of Chesterfield Ordinance No. 623; located on the south side of Olive Boulevard, approximately two hundred (200) feet west of Chesterfield Parkway North, and on the west side of Chesterfield Parkway North, approximately one hundred and eighty (180) feet south of Olive Boulevard. A total tract of 1.9 acres. (Locator Numbers: 18S520800, 18S520866, and 18S520471). Proposed uses: all uses permitted in the "C-3" Planned Commercial District and Vehicle Service Center and Vehicle Repair Center.

Planner II Joe Hanke gave a slide presentation of the subject site and surrounding area.

Chairman Casey recognized Council Liaison Ed Levinson, (Ward II) and Councilmember Barry Streeter, (Ward II).

Mr. Al Michenfelder, Attorney for the petitioner, spoke on behalf of the request.

Mr. Norman Roden, of N C Roden & Associates, Inc., presented a Traffic Study for the proposed "Taco Bell" portion of the site. The study was prepared in collaboration with Farnsworth Polk, Inc. Copies of this report were given to Commissioners and Department Staff.

Mr. Michenfelder noted with him this evening were Ms. Debra Elliott (Taco Bell real estate representative), Bob Polk (Farnsworth Polk - Civil Engineer), and Lee Pelligreen (one of the property owners).

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Mr. Mel Sands, 34 Conway Cove Drive, Chesterfield, MO 63017, spoke on behalf of Conway Cove Condominium Association.

SPEAKERS - NEUTRAL: - None

REBUTTAL:

Mr Michenfelder re-stated the petitioner's request.

Commissioner Bly read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of November 27, 1995.

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

PUBLIC COMMENTS:

1. Mr. Doug Pritt, 15975 Downall Green Drive, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).
2. Mr. Christian Tompras, Chesterfield Farms, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).
3. Mr. Tom Mitchell, 2311 Eagles Glen Court, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).
4. Ms. Linda Bogard, 15900 Eagles Landing Court, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).

5. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).
6. Ms. Katherine Speicher, 2221 Willow Ridge Lane, Chesterfield, MO 63017, spoke in opposition to P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing).

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 Grant, seconded by Commissioner Broemmer and **passed by a voice vote of 8 to 0.**

- B. **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.

Laura Griggs-McElhanon, Assistant Director of Planning, noted the Department recommends this matter be held.

Commissioner Grant made a motion to hold this item. The motion was seconded by Commissioner Yaffe and **passed by a voice vote of 8 to 0.**

- C. **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; "NU" Non-Urban and "R-2" 15,000 square foot Residence District 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 Road, east side of Clarkson Road.

Planner I Toni Hunt presented the Department's report and recommendation of denial.

A motion to approve the Department's recommendation of **denial** was made by Commissioner O'Brien and was seconded by Commissioner Broemmer.

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

The item is held due to a tie vote of 4 to 4, and will come back before the Commission for action at its next meeting on January 8, 1996.

- D. **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 the Department recommends this item be held.

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

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

Assistant Director of Planning Laura Griggs-McElhanon noted the Department recommends this item be held.

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

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat of Lot 3; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner O'Brien and **approved by a voice vote of 8 to 0.**

- B. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat of Lot 24; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Grant and **approved by a voice vote of 8 to 0.**

- C. **P.Z. 1-95 Pierce Hardy Real Estate (84 Lumber)**; "M-3" Planned Industrial District Site Development Plan and Landscape Plan; north side of Chesterfield Airport Road, east of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, subject to the five (5) conditions specified by the Department. The motion was seconded by Commissioner Grant and approved by a voice vote of 8 to 0.

- D. **Edison Avenue Road Dedication**; east of present terminus of Edison Avenue at Goddard.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Grant and approved by a voice vote of 8 to 0.

- E. **Edison Avenue Extension and Cepi Drive Extension Road Dedication and Easement Plat**; east of present terminus of Edison Avenue at Goddard.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Grant and approved by a voice vote of 8 to 0.

Laura Griggs-McElhanon, Assistant Director of Planning, handed out a list to each Commissioner asking them to review the list and indicate which phone numbers they would allow staff to give out to the public. The list is to be returned to staff for updating.

Laura Griggs-McElhanon, Assistant Director of Planning, noted there are five (5) Mondays in January, and asked Commissioners to check their calendars for the purpose of scheduling a Planning Commission Quarterly Meeting on January 29, 1996, at a time convenient for the majority of Commissioners.

Chairman Casey also suggested that Commissioners submit to Ms. Griggs-McElhanon any agenda items they would like addressed at that meeting.

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

The official meeting adjourned at 8:24 p.m.

Following the official meeting the Commission honored Planning Director Jerry Duepner.



Allen Yaffe, Secretary

[MIN12-11.095]