PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 16, 1998

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

PRESENT
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Todd Streiler, Planner II
Ms. Reveena Shook, Planner II
Ms. Annissa McCaskill, Planner I
Ms. Molly Butler-Dunham, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT
Mr. Fred Broemmer

INVOCATION: Commissioner Jerry Right

PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Council Liaison: Mary Brown (Ward IV) and Mayor Nancy Greenwood.

PUBLIC HEARINGS: None

Approval of November 18, 1998 Special Planning Commission Meeting Minutes.

A motion **to approve** the November 18, 1998 Special Planning Commission Minutes was made by Commissioner Right and seconded by Commissioner Macaluso. **The motion passes by a voice vote of 8 to 0.**

Approval of December 1, 1998 Special Planning Commission Meeting Minutes.

A motion **to approve** the December 1, 1998 Special Planning Commission Minutes was made by Commissioner Sherman with the following amendment: Page six, paragraph 5, amend the present motion **to include the Landscape Guidelines requirement that 60% of the trees be 35 feet at maturity.** The motion was seconded by Commissioner Eifler.

Correction: Commissioner Broemmer was absent from the meeting.

Chairman Grant wants to amend page 6, paragraph 4. The motion should read, "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 **end** parking lots."

The amended minutes **are approved** by a **voice vote of 8 to 0**.

Approval of November 23, 1998 Planning Commission Meeting Minutes.

Approval for the November 23, 1998 Planning Commission Meeting Minutes will be approved at the January 11, 1999 meeting as all Commissioners did not receive complete copies.

VI. PUBLIC COMMENT

Three trustees for Wild Horse Springs Subdivision signed up to make public comments on P.Z. 3 & 4-93 DCL Development Co. (Wild Horse Springs). Two of the trustees would like to combine their time and be the only speakers. The trustees gave a slide presentation showing the present site and what they are proposing to do.

1. Matt Kopsky, trustee, 244 Woodcliffe Place Drive, Chesterfield, MO 63005, provided a handout to the Planning Commission that lists six circumstances specific only to Wild Horse Springs which they believe eliminates any precedent concerns related to the proposed ordinance amendment.

2. Scott Goodman, trustee, 248 Woodcliffe Place Drive, Chesterfield, MO 63005, explained the improvements that would be necessary and the use of the proceeds from the sale of the land.

Commissioner Layton questioned the trustees as to if the property looks any different than when they purchased their homes.

Commissioner Nolen stated that the land has always been called common ground not detention basin.

Commissioner Macaluso stated that the Site Development Plan calls it common ground/detention area. It is different than just common ground. This was approved in Plat 2 and is no longer needed. This changes the whole idea of a common ground issue.

Commissioner Layton stated that the original intention was 2.4 houses per acre which is 30 houses for that development, not 31.

NEW BUSINESS

A. **P.Z. 35-98 Church of the Ascension (Archdiocese of St. Louis):** a request for a change in zoning from "NU" Non-Urban District to "LLR" Large Lot Residential District for a 9.239 acre tract of land located at 238 Santa Maria Drive and an 8.067 acre tract of land located at 230 Santa Maria Drive. (Locator Numbers: 18T630139 and 18T540577) Proposed uses: Churches and other places of worship, and schools, public or private, including kindergarten, elementary, secondary and collegiate (daycare centers require conditional use permits).

Molly Butler-Dunham, Planner I, stated that no issues have been brought to the attention of the Planning Department.

Commissioner Eifler made a motion **to hold** this matter. It was seconded by Commissioner Right and **passes by a voice vote of 8 to 0.**

B. **P.Z. 38-98 Swingley Ridge Development**; a request for an amendment to City of Chesterfield Ordinance 1413 for a "PC" Planned Commercial District for a 4.26 acre tract of land located on the north side of Swingley Ridge Drive, 600 feet west of Olive Boulevard. (Locator Numbers: 18S23-0257 and 18S42-0063); Proposed Uses: Office or office buildings, stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, Restaurants - fast food, Restaurants - sit-down.

Planner I Annissa McCaskill gave an overview of the project in the absence of Project Planner Angela McCormick.

Commissioner Macaluso asked if all of the current issues were previously brought up.

Director of Planning Teresa Price stated there are some new issues brought to the attention of the Planning Department.

Commissioner Sherman made a motion **to hold** this matter. It was seconded by Commissioner Eifler **and passes by a voice vote of 8 to 0.**

C. **P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs);** a request for amendment of City of Chesterfield Ordinance Number 787 providing for an increase in the number of lots from 30 to 31 in Wild Horse Springs Subdivision; located on the North side of Wild Horse Creek Road, East of the intersection of Wild Horse Creek Road and Wilson Road.

And

D. **P.Z. 3&4-93 DCL Development Co. (Wild Horse Springs);** a request for amendment of City of Chesterfield Ordinance Number 879, providing for a First Amendment to Indenture of Trust and Restrictions of Wild Horse Springs Subdivision; located on the North side of Wild Horse Creek Road, East of the intersection of Wild Horse Creek Road and Wilson Road.

Planner I Annissa McCaskill gave an overview of the project.

Commissioner Layton is concerned about setting a precedent.

Chairman Grant stated this his belief is that each subdivision should be looked at separately.

Commisser Nolen believes that neighborhood upkeep is the homeowner's responsibility.

Commissioner Macaluso stated that the process of city government is unique; trustees are elected to run the subdivision.

Commissioner Macaluso made a motion **to approve** this matter. It was seconded by Chairman Grant. The motion **is held with a 4 to 4 vote**.

City Attorney Doug Beach recommended holding this petition until the ninth Planning Commission member was present to vote.

Commissioner Macaluso asked that since there was a previous tie, could this matter be forwarded to the City Council with no recommendation.

Chairman Grant asked City Attorney Beach if this could be forwarded to the City Council with no recommendation.

The matter will be held until the January 11, 1999 Planning Commission meeting while awaiting an opinion from City Attorney Beach to pass on to City Council.

E. **Equilon /Shell Ordinance Amendment;** a request to amend Ordinance Number 821 to increase the allowable square footage for expansion of an existing use. The approximately 34,300 square feet or 0.78 acre "C-8" Commercial District site is located at the corner of Chesterfield Parkway East and Olive Boulevard.

Planner II Reveena Shook gave an overview of this project.

Mayor Greenwood questioned if parking was required for the car wash.

Commission Eifler asked if the site manager was included in the number of employees.

Chairman Grant stated that Staff has decided there is adequate parking for the employees.

Director of Planning Teresa Price stated that the Site Development Plan is now in-house. Staff could bring the Site Plan and the Ordinance Amendment together before the Planning Commission.

Commissioner Sherman made a motion **to hold** and bring the Site Development Plan and the Ordinance Amendment before the Planning Commission together. This motion was seconded by Commissioner Eifler **and passes by a voice vote of 8 to 0.**

Commissioner Eifler requested that when this petition comes before the Planning Commission, Staff get a definition from the petition about how many people actually work there at any point in time so the appropriate number of parking places can be determined.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Chesterfield Grove (Hilton Garden Inn);** A request for Planning Commission approval for a fifty-two (52) square foot future-use-of-site sign to be located along the Highway 40/61 frontage of the Hilton Garden Inn site at Chesterfield Grove.

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to deny** this request. The motion was seconded by Commissioner Right **and passes by a voice vote of 8 to 0.**

B. **Chesterfield Valley Golf Center- Heated Tees**: A Site Improvement Plan in the "M-3" Planned Industrial District located at 18454 Olive Street Road.

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** this request per the Architectural Review Board's recommendations. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 8 to 0.**

C. **Chesterfield Grove Landscape Plan and Elevations;** a request for approval of the Lot 4 Landscape Plan and Building Number 3 Elevations of the 3.4 acre C-3 Shopping District; located on Chesterfield Airport Road and the Baxter Road

Extension, south of Interstate 40/61. (Ordinance Number 1228)

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** this motion. It was seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

D. **P.C. 31-98 Strutman-Busch Architects:** Site Development Plan, Landscape Plan, and Architectural Renderings in the "PC-LPA" Planned Commercial District in a Landmark and Preservation Area; southeast corner of Chesterfield Airport Road and the new Baxter Road Extension.

Commissioner Eifler, on behalf of the Site Plan Committee, made a motion **to approve** as modified to include the 15 issues identified by the Planning Department and to make the installation of mechanical in-ground irrigation system for the landscaping optional at the discretion of the petitioner. The motion was seconded by Commissioner Grant **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

A motion to adjourn was made by Commissioner Layton and seconded by Commissioner Right. The motion **passes by a voice vote of 8 to 0.**

The meeting adjourned at 8:20 PM.

for **Fred Broemmer, Secretary**