

PUBLIC HEARING SUMMARY
P.Z. 28-92 BUCHHOLZ MORTUARIES
March 3, 1993

A public hearing was held by the Planning and Zoning Committee of Chesterfield City Council, at 6:00 p.m., on March 3, 1993, in the City Council Chambers. In attendance were Chair Betty Hathaway (Ward I); Councilmember Susan Clarke (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); and Mayor Jack Leonard. Also in attendance were Planning Commission Vice-Chair Mary Brown; Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; Joe Hanke, Planning Specialist; and Toni Hunt, Planning Technician.

Mr. Robert Boland, representing the petitioners, addressed the Committee summarizing the petitioner's request. Mr. Boland described the proposed development, presenting a site development plan depicting proposed uses, landscaping and structures. He noted that existing Wilson Road is proposed to be vacated and the right-of-way adjacent to the petitioner's property would be added to the site to provide for a total thirty-five (35) foot landscape buffer on the west line. Thirty-nine percent (39%) of the site would be landscaped area. He further noted that the petitioner was in agreement with the recommendations of the Planning Commission relative to the site development and site use conditions.

Councilmember Hrabko inquired whether the petitioner proposed a crematory at this location.

Mr. Boland noted that none has ever been proposed, and that the petitioner would accept a condition to eliminate this use.

The petitioner was also questioned in regard to traffic generation.

Councilmember Hrabko suggested that a condition be included to require a minimum of 105 spaces. He inquired relative to the disposition of the remaining property to the south.

Mr. Boland noted that the petitioner had sought, on several occasions, to acquire the property, but had been unsuccessful.

Councilmember Hrabko inquired of Director Duepner about access from the Buchholz site to the property to the south.

Director Duepner noted that the Planning Commission recommended condition calls for cross-access to be provided on the Buchholz site to the property to the south.

Cindy Buchholz addressed the Committee on behalf of the petition. She addressed concerns relative to traffic, and noted the petitioners had not proposed a crematory on the site.

SPEAKERS IN OPPOSITION

1. Mr. Bob Miltenberger, 16445 Wilson Farm Drive, Chesterfield, MO 63005, expressed opposition to the proposal. He noted that the Council should review all items submitted on this matter prior to taking action.

Councilmember Hurt asked of possible alternative uses.

Mr. Miltenberger indicated that he did not, at this time, have any other uses to propose.

2. Mr. Mark McGilley, 2024 Wilson Farm Court, Chesterfield, MO 63005, noted opposition of residents in the area. He stated that he was knowledgeable of the traffic and parking associated with mortuaries, since he is employed by a mortuary. He also cited concerns relative to parking and traffic, and that no provision was made for overflow parking. He felt that there would be problems associated with funeral traffic, particularly since visitations may occur during the evening peak period. He questioned the amount of parking proposed in relation to the number of seats proposed, and police escorting of processions

Councilmember Hurt inquired of the number of parking spaces normally provided by a funeral home, and the normal size of processions.

Mr. McGilley indicated from 100 to 200 parking spaces; processions would be from 50 to 100 cars.

3. Mr. Carl Stein, 16415 Wilson Creek, Chesterfield, MO 63005, noted that St. Louis County does not allow funeral homes in residential districts.
4. Mr. Keith Kramer 3 Morganfield Court, Chesterfield, MO 63005, noted that he supported planned and controlled economic development. He indicated that the site was not suitable for the proposed facility, and that the building would be ten (10) times as the size of residences in the area. He believes the traffic study was flawed and does not take into account future traffic projections in the area.
5. Mr. Jim Kralemann, 2036 Wilson Farm Court, Chesterfield, MO 63005, addressed the Committee. He stated that he felt the development will have an adverse impact, primarily upon residential real estate.

6. Mr. Peter White, 16062 Hunter Way Drive, Chesterfield, MO 63017, noted there was concern also from residents on the east side of Clarkson Road. He noted the commitment to restrict commercial uses in the area. He stated the site is an inappropriate location for the requested use, and an alternative use would be a park.
7. Mr. Bob Waters, 1908 Sandburg Court, Chesterfield, MO 63017. He noted that adjacent owners are the people most impacted by this proposal. He indicated that he did not believe that all risks had been taken into consideration relative to this matter.
8. Jo Pfeffer, 2101 Wilson, Chesterfield, MO 63005, noting that there are no other such facilities in the area, and concerns about green space in the area.
9. Mr. Dupre, 1817 Elmsford Lane, Chesterfield, MO 63005, cited traffic problems. He believes the traffic study does not address the proposed high school or shopping center in the area. He also indicated the study should address safety and value issues.
10. Mr. Tim Balakas, 2023 Wilson Farm Court, Chesterfield, MO 63005, waived his opportunity to speak in opposition.

SPEAKERS IN FAVOR

1. Mr. Tom Rogers, 1855 Chamfers Farm Court, Chesterfield, MO 63005.

Mr. Boland addressed the Committee in rebuttal, noting that the excess capacity for parking would be provided by the loop drives on the site. He stated that the proposed use would be complimentary to the area.

Chairman Hathaway asked for a show of hands concerning P.Z. 28-92.

Those in Favor: 14 Those Opposed: 19

The hearing adjourned at 7:25 p.m.