

V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 12, 1990

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

PRESENT

ABSENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Mr. Jamie Cannon
Ms. Mary Domahidy
Mr. William Kirchoff
Dr. Alan Politte
Mr. Doug Beach, City Attorney
Councilmember Dick Hrabko, Ward IV
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist

Mr. Lester Golub

INVOCATION: Mr. Jerry Duepner, Director of Planning/Economic Development

PLEDGE OF ALLEGIANCE: Mr. Jerry Duepner

PUBLIC HEARINGS

P.Z. 1-90 Long Road Realty Venture, Inc.; a request for an Amended "C-8" Planned Commercial District for a 1.12 acre tract of land located on Long Road, approximately 200 feet south of Chesterfield Airport Road (Locator Nos. 17U140054 and 17U140351). The proposed uses are an animal hospital/veterinary clinic, as well as all permitted uses within the "C-2" Commercial District and a gas pump facility, but excluding bars, lounges, pool halls, and recreational facilities.

This was not heard at this time during the meeting due to the absence of the petitioner.

APPROVAL OF THE MINUTES

The minutes of the Planning Commission Meeting of January 22, 1990 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Mary Domahidy summarized the Comprehensive Plan process that was experienced over the past year, in a thematic fashion.

Ordinance Review Committee

Chuck Bryant stated that there was no report.

OLD BUSINESS

- A. P.Z. 28-89 City of Chesterfield Planning Commission; Amending Section 1005.080 "Improvements Installed or Guaranteed," Section 1005.085 "Acceptance and Final Approvals," and Section 1005.265 "Disclosure of Responsibility for Street Maintenance" of the Subdivision Ordinance of the City of Chesterfield.

Mr. Duepner stated that this item has been on the Committee's Agenda for a period of time. Mr. Duepner stated that the Public Works Committee had referred this matter to the Department of Public Works to formulate criteria to handle snow removal in the above situation. He further stated that the Department recommended P.Z. 28-89 be withdrawn.

A motion was made by Ms. Domahidy to approve the Department's recommendation. The motion was seconded by Ms. Burnett and passed by a voice vote of 8 to 0.

- B. P.Z. 26-89 Midland Capitol Properties II (Lea Oak Plaza); request to amend "C-8" Planned Commercial District Ordinance; west side of Clarkson Road, north of Lea Oak Drive.

Ms. Anna Kleiner presented the request and the revisions submitted by the developer, as well as the Department's recommendations as stated in its report.

The main concern raised by the Commission was as follows:

- o The reduced size of the fountain and landscaping area from what was shown in the original plan.

A motion to approve the Department's recommendations was made by Mr. Kirchoff. The motion was seconded by Ms. Burnett and passed by a voice vote of 8 to 0.

The Planning Commission took a three (3) minute break at this time.

NEW BUSINESS

- A. Report of the Department of Planning/Economic Development regarding the Comprehensive Plan for the City of Chesterfield.

Mr. Jerry Duepner summarized the development of the Comprehensive Plan, emphasizing that it is a flexible document, is to be reviewed by the Planning Commission annually, and various revisions have been made to the Plan throughout the process. Mr. Duepner summarized the revisions recommended by the Department.

Acting Mayor Charles Fawcett arrived at this time.

A motion was made by Ms. Domahidy to approve the Comprehensive Plan of the City of Chesterfield, as outlined by Mr. Duepner. The motion was seconded by Mr. Kirchoff. The following amendments were made to this motion.

1. Pertaining to office development at the Timberlake Overpass on I-64/Highway 40, Ms. Burnett proposed that if office development is considered, it should be a low-rise office building with buffering and landscaping that is sensitive to the surrounding residential neighborhoods. (Refers to page 6 of Conceptual Land Use Plan.)
2. Dr. Politte requested a second amendment to the second paragraph on page 6 to state that - single-family attached or low-rise multi-family units may be appropriate at this location.
3. An amendment was requested by Ms. Domahidy to exclude from this motion the southeast portion of the Olive and White Road intersection.

Ms. Brown moved to accept this amendment to the original motion, and the motion was seconded by Ms. Burnett.

4. An additional amendment was requested by Mr. Kirchoff to exclude from this motion the Long Road retail area and the Wild Horse Creek Road office campus land use recommendations.

o Again, this motion was made by Ms. Brown and seconded by Ms. Burnett.

A motion was made to approve the Comprehensive Plan with the above amendments by Ms. Domahidy. The motion was seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Mr. Cannon, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

A motion was made by Dr. Politte to approve the recommended Land Use for the southeast quadrant of White Road and Olive. The motion was seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Mr. Cannon, yes; Ms. Domahidy, abstain; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0 to 1.

Another motion was made by Dr. Politte and seconded by Mr. Bryant to approve the recommended Land Use for the Wild Horse Creek Road office campus park and the Long Road retail area. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Mr. Cannon, yes; Ms. Domahidy, yes; Mr. Kirchoff, abstain; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0 to 1.

The Planning Commission and audience applauded at the adoption of the Comprehensive Plan.

Mr. Bryant read the Resolution to be forwarded to the City Council, stating the Commission's approval of the adoption of the Plan.

Ms. Domahidy was applauded for her efforts toward the Comprehensive Plan.

Acting Mayor Charles Fawcett and 4th Ward Councilmember Richard Hrabko expressed their appreciation and gratitude for the Planning Commission and all of the citizens that provided input into the Plan.

Acting Mayor Charles Fawcett left the meeting at this time.

PUBLIC HEARINGS

P.Z. 1-90 Long Road Realty Venture, Inc.; a request for an Amended "C-8" Planned Commercial District for a 1.12 acre tract of land located on Long Road, approximately 200 feet south of Chesterfield Airport Road (Locator Nos. 17U140054 and 17U140351). The proposed uses are an animal hospital/veterinary clinic, as well as all permitted uses within the "C-2" Commercial District and a gas pump facility, but excluding bars, lounges, pool halls, and recreational facilities.

Mr. Denis St. John from Long Road Realty Venture, Inc. spoke as the petitioner, requesting the Commission's consideration of permitting an animal hospital/veterinary clinic as the part of the Short Stop Convenience Center.

Ms. Domahidy inquired about the square footage within the development.

A hand count resulted in 11 in favor and 0 opposed to the petition.

Councilman Hrabko left the meeting at this time.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. West County Seventh Day Adventist Church; "NU" Non-Urban District building elevations; north side of Highway 40/I-64, west of Bayle Lane.

Ms. Anna Kleiner presented the request as described in the report.

A motion to approve the building elevations, as proposed, was made by Mr. Kirchoff on behalf of the Site Plan Review Committee. The motion was seconded by Ms. Burnett, and passed by a voice vote of 8 to 0.

- B. P.Z. 23-89 Long Road Realty Venture (Long Road Plaza); "C-8" District Boundary Adjustment Plat; west side of Long Road, south of Chesterfield Airport Road.

Ms. Anna Kleiner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff on behalf of the Site Plan Review Committee. The motion was seconded by Ms. Domahidy and passed by a voice vote of 8 to 0.

- C. Tuma Manor Subdivision; "NU" Non-Urban District Large Lot Subdivision Record Plat; west side of Tuma Lane, north of Wild Horse Creek Road

Ms. Anna Kleiner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff on behalf of the Site Plan Review Committee. The motion was seconded by Dr. Politte and passed by a voice vote of 8 to 0.

- D. P.C. 225-87 Clarkson Centre Associates; "C-8" District Business Sign; southeast corner of Clarkson Road and Clarkson Woods Drive.

Ms. Anna Kleiner stated the request and the Department's recommendation of approval for a fifty (50) square foot business sign, as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff on behalf of the Site Plan Review Committee, subject to the existing illegal signs being removed. The motion was seconded by Mr. Cannon and passed by a voice vote of 8 to 0.

E. Edmond J. Swantner; Site Plan; Wild Horse Creek Road, 400 feet east of Wilson Road.

Mr. Jerry Duepner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff on behalf of the Site Plan Review Committee. The motion was seconded by Mr. Cannon and passed by a voice vote of 8 to 0.

The meeting adjourned at 8:50 p.m.

Mr. Charles Bryant - Secretary

[MIN2-12]