

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 11, 1991



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

PRESENT

ABSENT

Chairman Barbara McGuinness
Ms. Mary Brown
Ms. Mary Domahidy
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. Les Golub
Mr. William Kirchoff
Mrs. Pat O'Brien
Mr. Walter Scruggs
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

INVOCATION: The Reverend Scott Churnock, Westminster Reformed/Presbyterian Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from January 28, 1991, with corrections as noted by Commissioner Scruggs.

COMMITTEE REPORTS

- A. Ordinance Review Committee - No Report
- B. Architectural Review Committee - No report.
- C. Site Plan/Landscape Committee - No report.

Commissioner Golub requested larger plans be included in the Planning Commission packets.

- D. Comprehensive Plan Committee -

Chairman Domahidy requested more input from the Planning Commissioners on the Comprehensive Plan. She further noted the revised meeting schedule of the Comprehensive Plan Committee as follows: 1) Presentation of Comprehensive Plan Committee to Planning Commission will be March 11, 1991; 2) Public Hearing for Comprehensive Plan will be March 13 and 14, 1991; and 3) Planning Commission action on the Comprehensive Plan will be on April 8, 1991.

- E. Procedures Committee - No Report

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 1-91 Lou Fusz Ford, Inc.; a request for a change of zoning from "M-3" Planned Industrial District and "C-8" Planned Commercial District to "C-8" Planned Commercial District and Amended "C-8" Planned Commercial District; south side of U.S. Highway 40 and 61/I-64, east of Long Road.

Dan Olson, Planning Technician, presented the request and the Department's recommendation of approval with conditions stated in report.

A motion to approve the Department's recommendation was made by Commissioner Domahidy, and was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

- The previously approved landscaping on the existing site was not implemented; therefore, a site plan of the entire site (old and new) will be submitted to the Commission for review.

Commissioner Dalton made a motion to amend the original motion to change Condition 6 (Lighting Requirements), Attachment A, to read: "Light Standards shall not exceed the maximum height of current light standards on the site."

The motion failed for lack of a second.

- In order for the petitioner to open the lot they have to come back to the Commission with a site plan for the whole tract. At that point, the Department will recommend to the petitioner that they show, at the very least, the landscaping that was approved with the original dealership. If the landscaping is approved, and it exceeds \$1,000.00, posting of a Bond will be required.
- The petitioner will be required to improve the connection from the parking area onto Caprice Drive.

Upon a roll call, the vote on the original motion was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 9 to 0.

- B. P.Z. 2 and 3-91 F. J. Miceli Company; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District; west side of Sycamore Drive, north of Kehrs Mill Road.

Planning Specialist Anna Kleiner presented the request and the Department's recommendation of approval as stated in the report, except that the report be revised to indicate a maximum of twenty-three (23) lots, in lieu of the twenty-four (24) lots indicated in Attachment A, "Permitted Uses."

A motion to approve the Department's recommendation was made by Commissioner O'Brien, and was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- Setbacks are standard for the "R-3" District Zoning.
- The responsibility for the "paper street" would be that of the owner. The Deed states the owner to be John DeFoe. This street is on the outside of the site in question.
- Sidewalks are typically on both sides of the street, and are a standard requirement of the Department of Public Works.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 9 to 0.

- C. P.Z. 4 & 5-91 Miceli Realty Company; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-1A" Residence District; west side of Schoettler Road, north of Clayton Road.

Director Duepner cited the items under review by the Department, and the Department's recommendation to hold this matter until the next meeting on February 25, 1991.

A motion to hold this matter was made by Commissioner Scruggs, and was seconded by Commissioner Dalton. The motion passed by a voice vote of 9 to 0.

- D. Correspondence from the Director of Planning/Economic Development concerning proposed Eastern Annexation.

This item was received and filed by the Commission.

- E. P.C. 19-75 Derrill J. Heiland; a request for amendment of "C-8" Planned Commercial District Ordinance; east side of Baxter Road, south of Clayton Road.

Planning Technician Dan Olson presented the request and the Department's recommendation to amend the Ordinance to allow a fifty (50) square foot sign on the site.

A motion to approve the Department's recommendation was made by Commissioner Kirchoff, and was seconded by Commissioner Domahidy.

Commissioner Scruggs made a motion to amend the original motion to limit the sign size to a maximum of thirty-eight (38) square feet. The motion was seconded by Commissioner Golub. The amendment to the original motion passed by a voice vote of 8 to 1, with Commissioner O'Brien voting no.

Upon a roll call, the vote on the original motion as amended was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 9 to 0.

- F. Planning Commission Status Sheets

This item was received and filed by the Commission.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS - None

The meeting adjourned at 8:00 P.M.

William Kirchoff, Secretary

[ENC-11]