PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 22, 1996

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

PRESENT
Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy
Ms. Patricia O'Brien
Chairman Michael J. Casey
Mayor Jack Leonard
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Ms. Laura Griggs-McElhanon, Acting Director of Planning
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT
Mr. Allen Yaffe

INVOCATION - City Attorney Douglas Beach

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Councilmember Levinson (Council Liaison to P & Z Committee), Ward II; Mayor Jack Leonard; and Councilmember Streeter, Ward II.

PUBLIC HEARINGS: - Commissioner O'Brien read the "Opening Comments."

A. **P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; a request for an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563 for a 22.65 acre tract of land located on the south side of Conway Road, approximately 250 feet west of White Road. Proposed Uses: Hotels, Restaurants and Office uses with associated parking. (Locator Numbers 19R540044 and 18R220075).

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

Mr. Richard Feldman, Vice-President and Assistant General Counsel for Sverdrup Investments, and Matthew Ladd, P.E., Principal - Commercial Market Center, presented the request. Mr. Joel Wexelman, Deputy Principal - Comercial Market Center, also assisted in the presentation.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION:

1. Ms. Ruth Malvern, Chairman of the Architectural Review Committee at Baywood Condominium Villages, 213 Grand Banks, Chesterfield, MO 63017, spoke as an individual. (She gave a handout to the Commission.)

   Chairman Casey noted we will try to provide her with information she requested regarding ownership of the west and east road easements. (This information was provided later in the meeting by Mr. Richard Feldman.)

2. Ms. Betty Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, spoke as an individual.

3. Mr. Gerald Bambarger, 14409 Conway Meadows Court, Chesterfield, MO 63017, spoke on behalf of Conway Meadows Condominium Board of Managers.

4. Mr. Michael T. Doyle, 1525 Timberlake Manor Parkway, Chesterfield, MO 63017, spoke as an individual.

5. Mr. Paul Sellers, 1315 Winema Drive, Chesterfield, MO 63017, spoke as an individual.

6. Mr. Stuart Kupfer, 14777 Plumas Drive, Chesterfield, MO 63017, spoke as an individual.

7. Ms. Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, spoke as an individual.

8. Mr. Emanuel Frank, 200 Ambridge Court, Chesterfield, MO 63017, spoke on behalf of Baywood Village Condominiums.

SPEAKERS - NEUTRAL: - None

REBUTTAL:

Mr. Richard Feldman stated the rebuttal. Mr. Feldman, Mr. Scott Andrews, Principal - Madison River Hospitality Corp., and Mr. Matthew Ladd, Principal - Commercial Market Center, answered questions posed by Commissioners.

Mr. Feldman noted the petitioner currently owns the road easement, and will provide an inground watering system for the common ground areas. (This answered a question posed by a resident (Ms. Ruth Malvern) earlier in the meeting.)

Councilmember Levinson requested the engineers for the proposed project look into **improving** how the stormwater affects the surrounding area.

Commissioners Dalton and McCarthy left and returned to the meeting during the rebuttal.

Commissioner O'Brien read the closing portion of the "Opening Comments" for P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing).

Chairman Casey recessed the meeting at 8:15 p.m.

Chairman Casey reconvened the meeting at 8:20 p.m.

Commissioner O'Brien read the "Opening Comments" for P.Z. 2 & 3-96 Premier Homes (Country Lake Estates).

B. **P.Z. 2-96 Premier Homes (Country Lake Estates)**; a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District for a 46.7 acre tract of land located at the western terminus of Countryside Manor Parkway (Locator Numbers 18V320223, 18U110102, 18U110113 and 18V340090 p/t).

AND

C. **P.Z. 3-96 Premier Homes (Country Lake Estates)**; a request for a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District for a 46.7 acre tract of land located at the western terminus of Countryside Manor Parkway (Locator Numbers 18V320223, 18U110102, 18U110113 and 18V340090 p/t).

Acting Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Ed. Griesedieck presented the request on behalf of the petitioner.

SPEAKERS IN FAVOR:

1. Mr. Steve Pearl, 1331 Countryside Manor Parkway, Chesterfield, MO 63005, spoke on behalf of Countryside Resident's Association.

SPEAKERS IN OPPOSITION:

1. Mr. Eric Tremayne for Pete Elsaesser, Deep Forest Drive, Chesterfield, MO 63005, spoke as an individual.

SPEAKERS - NEUTRAL:

1. Mr. William Matson, 17649 Bridgeway Circle, Chesterfield, MO 63005, spoke on behalf of residents of Bridgeway Circle Drive, bordering new Country Lake Estates.

2. Mr. Dennis Wells, 17661 Bridgeway Circle Drive, Chesterfield, MO 63005, spoke as an individual.

3. Mr. Robert Nation, Trustee of Wildhorse Subdivision, 17669 Bridgeway Circle Drive, Chesterfield, MO 63005, spoke as an individual.

4. Mr. Richard Smith, 17342 Countryside Manor Parkway, Chesterfield, MO 63005, spoke as an individual.

5. Mr. Tom Herman, 17348 Countryside Manor Parkway, Chesterfield, MO 63005, spoke as an individual.

6. Mr. Bernard McGuire, 17360 Countryside Manor Parkway, Chesterfield, MO 63005, spoke as an individual.

7. Ms. Judith K. Hart, 17631 Bridgeway Circle Drive, Chesterfield, MO 63005, spoke as an individual.

8. Mr. Ronald Fischer, 17354 Countryside Manor Parkway, Chesterfield, MO 63005, spoke as an individual.

9. Ms. Debbie Herman, 17348 Countryside Manor Parkway, Chesterfield, MO 63005, spoke as an individual.

SPEAKERS IN OPPOSITION: (continued)

2. Ms. Michelle Khani, (Speakers card filled-out by Fred Khani), 1323 Countryside Forrest, Chesterfield, MO 63005, spoke as an individual.

REBUTTAL

Mr. Ed Griesedieck stated the rebuttal.

Commissioner O'Brien read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of January 8, 1996.

A motion to approve the minutes, as amended on pages 1 and 7, was made by Commissioner Grant, seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

Commissioner O'Brien left the meeting at this time.

PUBLIC COMMENTS:

1. Mr. Patrick J. Dolan, 2618 Stonebriar Ridge Court, Chesterfield, MO 63017, spoke regarding P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing) as a neutral party.

2. Mr. Ken Capps, Caplaco 24, Inc., 11850 Studt Avenue, St. Louis, MO 63141, spoke in favor of P.Z. 35-95 Caplaco 24, Inc.

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).

Commissioner Grant made a motion to hold this matter for one more meeting. The motion was seconded by Commissioner Bly **and passed by a voice vote of 7 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.

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

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly **and passed by a voice vote of 7 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.

(Note: This item was approved at the January 8, 1996 Planning Commission Meeting.)

Planner I Toni Hunt summarized the Department's recommendation for approval of Attachment A (which was prepared by the Department as directed by the Commission), as amended in the Department's memorandum which deleted the last paragraph of the "Permitted Uses" section and the last sentence of Paragraph 4.m. regarding a 10% parking reduction for this development.

A motion was made by Commissioner Grant to delete Condition 4.i. from the proposed Conditions prepared by Staff. The motion was seconded by Commissioner Dalton **and approved by a voice vote of 7 to 0.**

Acting Director Laura Griggs-McElhanon noted the wording under "Permitted Uses" in Attachment A would read:

1. All service stations, gasoline pumps and/or car washes for automobiles shall be prohibited. Food markets and/or grocery stores in excess of 5,000 square feet shall be prohibited.

A motion was made by Commissioner McCarthy to approve the Conditions, as amended by Staff and the amendment by the Commission. The motion was seconded by Commissioner Kenney.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Chairman Casey, yes;

The motion, as amended, passed by a vote of 6 to 1, with Commissioner Broemmer voting no.

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.)

Acting Director 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 7 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).

Acting Director Laura Griggs-McElhanon noted that, based on the information contained in the Department of Public Works memorandum, the Department of Planning recommends approval, as stated in its report.

A motion to approve the recommendation was made by Commissioner Broemmer, seconded by Commissioner Dalton **and passed by a voice vote of 7 to 0.**

F. **P.Z. 36-95 Leo B. Pelligreen, Jr. and Marilyn A. Henske (Sooner Investment Group)**; "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District 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; 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.

Planner II Joe Hanke noted Mr. Al Michenfelder, Jr., on behalf of Sooner Investment Group, requests this item be held.

A motion to hold this item was made by Commissioner McCarthy, seconded by Commissioner Grant **and passed by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.Z. 10-95 Chesterfield Hotels, Inc. (Hampton Inn)**; "C-8" Planned Commercial District Future Use of Site Sign; north side of Swingley Ridge Drive at Nardin Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, recommended approval of the requested Future Use of Site Sign, as amended to modify the text to remove "Affordably Priced Nationwide" and increase the text of the "Future Use Timeline." The motion was seconded by Commissioner Grant **and passed by a voice vote of 7 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 2; north side of Olive Boulevard, east of West Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, recommended approval of the Re-subdivision Plat of Lot 2 of Braefield Subdivision. The motion was seconded by Commissioner Grant **and passed by a voice vote of 7 to 0.**

C. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-Subdivision Plat of Lot 14; north side of Olive Boulevard, east of West Drive.

Commissioner McCarthy, on behalf of the Site Plan Committee, recommended approval of the Re-subdivision Plat of Lot 14 of Braefield Subdivision. The motion was seconded by Commissioner Grant **and passed by a voice vote of 7 to 0.**

COMMITTEE REPORTS:

A. **Ordinance Review Committee** - No report.
B. **Architectural Review Committee**

Acting Director Laura Griggs-McElhanon handed out a copy of the revised Design Guidelines, as approved by the Planning Commission at the October 9, 1995 meeting, which include the wording for neon lighting.

C. **Site Plan/Landscape Committee** - No Report
D. **Comprehensive Plan Committee** - No Report
E. **Procedures and Planning Committee** - No Report

Acting Director Laura Griggs-McElhanon noted the only item suggested for the agenda of the quarterly meeting was discussion of the Comprehensive Plan. Staff has additional items (i.e., Permitted Uses versus Conditional Uses; PEU's versus Density Development Procedures; City Attorney Beach will talk about procedural issues; recommendation of some type of training information for new Planning Commission Members; posting signs for Public Hearings, etc. She inquired whether or not Commissioners have additional items to add to the agenda. No items were added.

Chairman Casey noted the meeting is anticipated to last a maximum of one (1) hour and thirty (30) minutes. He instructed Staff to record the meeting and have notes available for Commissioners who are unable to attend.

Acting Director Laura Griggs-McElhanon noted the meeting is scheduled for Saturday, January 27, 1996, at 9:30 a.m., in the City Council Conference Room.

The meeting adjourned at 10:25 p.m.

Allen Yaffe, Secretary

[MIN1-22.096]