

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 13, 1992**



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

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
Ms. Barbara McGuinness
Ms. Pat O'Brien
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Doug Beach, City Attorney
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning/Economic Development

ABSENT

Mr. Dave Dalton
Mr. Bill Kirchoff
Mr. Walter Scruggs

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Barbara McGuinness read the opening comments.

- A. P.Z. 1-92 Krieger's Pub and Grill; a request for a Conditional Use Permit (CUP) in the "C-8" Planned Commercial District for a 4.9 acre tract of land located on the east side of Clarkson Road (Highway 340), approximately 600 feet north of Baxter Road (Locator No. 19S420394). Proposed Use: Satellite Dish.

Director Duepner gave a slide presentation of the petitioner's site and surrounding area. In addition, he entered a copy of the City's Zoning Ordinance as part of the record on this petition.

Robyn Petersen, Secretary of Great Western Satellite, Inc., spoke on behalf of the petition, noting the following:

- The desire of the satellite company to satisfy both the client and the City of Chesterfield.

- The satellite dish will be similar to the existing dish on the building, except that it will not be as high as the existing dish.
- A wooden super-structure [eight (8) inches in height], will be used for support. The roof mount will be twenty-four (24) inches in height, and a pole that will be sixteen (16) inches above the roof mount. Basically, the top of the pole will be forty-eight (48) inches, or four (4) feet.
- A seven and one-half (7 1/2) foot satellite antenna will be placed on the pole.
- The antenna, on its highest position, will not exceed more than seven and one-half (7 1/2) feet in height.
- Privacy fencing will be placed around the areas where the satellite dish might be visible. The materials for the privacy fencing will be those, as required by the City.
- Eight (8) foot high sections of privacy fencing would be placed on the area which would be viewed from Baxter and Clarkson Roads (southerly and southwestern areas).
- If, at any time during installation, the City desires additional privacy fence screening the dish, the Company will accommodate. The fencing could be painted, stained or whatever the City desires.
- The petitioner wishes to preserve the aesthetics of the building and the property surrounding the building to meet everyone's needs.

QUESTIONS/COMMENTS BY COMMISSION

- Since the front side of the satellite dish would be screened by the existing brick parapet, why not screen the entire dish in this manner.
- There is not a screen on the existing satellite dish.
- The satellite dish can be installed with, or without, screening.
- The Planning Commission approved the existing satellite dish, and deemed the existing parapet adequate screening for same.

- The height of the existing satellite dish is ten (10) feet. The proposed dish would be positioned a little closer to the parapet, thus the height is less important relative to screening.
- Should the City require additional screening, the petitioner will supply.

SPEAKERS IN FAVOR

1. Ed Vancil, Attorney, representing Krieger's, 111 South Bemiston Suite 108, Clayton, Missouri, 63105. He noted the following:
 - The parapet in front of JJ's roof is approximately three (3) to four (4) feet shorter than the parapet adjacent to the proposed dish. This would add to the screening of the proposed satellite dish.
 - The natural tree line located on the back side of the center would afford some additional screening.
 - JJ's is closing, thus making the proposed dish the only one on the building.

QUESTIONS BY COMMISSION

- ? How close can be satellite dish be placed to the parapet in front?
 - A. Ms. Petersen said it could be placed approximately eight (8) to ten (10) feet from the existing wall. **(Note: Subsequent to the meeting, a letter was received from Ms. Petersen confirmed that the satellite antenna will set approximately four to five feet from the parapet wall.)**
- ? What is the reason for the satellite dish request?
 - A. Ms. Petersen replied that satellite dishes provide expanded television and radio reception. In addition, the picture quality improves with the dish, as opposed to cable tv.
 - Mr. Vancil stated that he had contacted United Cablevision, and they would not extend service across the street. This is the reason for the requested satellite system.

- ? With JJ's out of business, would a CUP be necessary for this satellite dish request?
- City Attorney Doug Beach replied that, even if JJ's did close, the dish still remains. Therefore, it is appropriate that this matter be before the Commission for review and action.

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS

FOR: 4 AGAINST: 0

- B. Proposed Amendment to the Comprehensive Plan of the City of Chesterfield to include in the Plan a definition for the "Office Campus" Land Use designation to read as follows:

"Low rise appearance office development adjacent to area where the dominant land use is residential or non-commercial institutional. Office Campus development shall emphasize open space and preservation of natural features to serve as a buffer and transition to the residential area. Consideration should be given in Office Campus development to utilization of structure parking to facilitate the provision of open areas. Visibility of parking areas should be minimized wherever possible."

Director Duepner presented the proposed amendment to the Comprehensive Plan of the City of Chesterfield, noting the following:

- This proposed amendment would provide a definition within the Comprehensive Plan of the term "Office Campus." This is a Land Use designation currently included within the Plan.
- This designation currently applies to several locations within the City; the south side of Highway 40, near Timberlake Manor Parkway; and an area along Wild Horse Creek Road, west of Long Road.

- The Comprehensive Plan Committee of the City of Chesterfield Planning Commission had developed this proposed definition. The purpose of the public hearing is to present it to the Commission, in keeping with the process for amending the City's Comprehensive Plan.

QUESTIONS/COMMENTS BY COMMISSION

- ? In reference to the last sentence of the definition, do we want to eliminate the visibility of parking areas from the residential areas? Why not leave out "wherever possible"?
- A. Director Duepner stated that the sentence applies not only to residential areas, but from all vantages of an Office Campus development as well.
- ? Would the word eliminate be contrary to the intention?
- A. The question was duly noted.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

SHOW OF HANDS - Waived

APPROVAL OF THE MINUTES

The Minutes were approved from December 9, 1991.

OLD BUSINESS - None

NEW BUSINESS - None

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 21-91 Chesterfield Self Storage; "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; north side of Old Olive Road, west of Chesterfield Airport Road.

On behalf of the Site Plan Committee, Commissioner Cannon made the motion to accept the petitioner's proposal. The motion was seconded by Commissioner O'Brien, and passed by a voice vote of 6 to 0.

COMMITTEE REPORTS

- A. Ordinance Review Committee

Committee Chairman Brown reported that the Ordinance Review Committee will meet next Tuesday, January 21st, at 4:30 p.m.

- B. Architectural Review Committee

Committee Chairman O'Brien reported that the Committee met on January 7, 1992, and noted the following:

- Commissioner Cannon gave an excellent slide presentation on the outstanding architecture of Columbus, Indiana, giving background of how Columbus became a showpiece for the nation. She deferred to Commissioner Cannon for a description of the presentation.
- Following the presentation, the Committee engaged in a lengthy discussion about how Chesterfield could begin a similar type of program. It was agreed by the Committee that a letter should be drafted and submitted to the Commission for consideration. In the letter, the Committee would pose to the City Council the opportunity to engage a renowned architect to design City Government developments - the Government Center and park facilities. If the Commission agrees to forward this letter to Council, the Committee is hopeful that Council will take the matter up for discussion during its early February Retreat. A copy of the letter was included in the meeting packet.

- Commissioner O'Brien proposed a change to the letter, and an addition, as follows:

Top of second page - Add similar sentence to read - "These efforts could encourage developers to strive for increased quality projects, enhance our City's image, and attract new business from outside of Chesterfield.

Paragraph 2, second page, second sentence - Change to read: "However, as numerous as the issues are, we believe the proposal is achievable and the rewards will be numerous.

- It was also decided to change the word "least" to "most," and to drop the word "However" from the next sentence.
- Correct the word on the first page to read "Mayor" instead of "May."
- On the second page, the word "government" as used with Center, should be capitalized.
- This letter is merely an introductory letter, more detailed information would follow.
- On the second page, second line to read - The design of a City Government Center Complex by an acclaimed architect would, in our opinion, demonstrate the emphasis we in the City of Chesterfield place on quality architecture. Another opportunity would be presented with the design of future parks and recreation facilities. These efforts could encourage developers to strive to increased quality projects, enhance our City's image, and attract new businesses from outside of Chesterfield.

We recognize the multitude of issues raised by this proposal. As numerous as the issues are, we believe the proposal is achievable, and the rewards will be great.

- This project is down the road, but the Committee believes that this matter should be addressed before the actual building of the Government Center Complex is ready to commence. This letter is to plant the seed.

A motion to approve the letter in concept was made by Commissioner O'Brien. The motion was seconded by Commissioner Sherman and passed by a voice vote of 6 to 0.

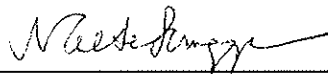
C. Site Plan/Landscape Committee - No Report

D. Comprehensive Plan Committee

Committee Chairman McGuinness reported that the Director and she discussed the plans of the Committee and the progress on the February 5th meeting. The Director is in the process of directing his Staff to develop the letter and the packet to go out to the new members of the Chesterfield Community, and is proceeding on schedule.

E. Procedures Committee - No report.

The meeting adjourned at 7:50 P.M.



Walter Scruggs, Secretary

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