

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 11, 1993



=====

The meeting was called to order at 7:20 p.m.

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton
Ms. Barbara McGuinness
Ms. Pat O'Brien
Ms. Victoria Sherman
Chairman Mary Domahidy
Councilmember Betty Hathaway, Council Liaison
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner

ABSENT

Mr. Walter Scruggs
Mr. Bill Kirchoff

INVOCATION: - Mr. Douglas R. Beach, City Attorney

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS - NONE

APPROVAL OF THE MINUTES

The Minutes from the meeting of December 14, 1992, were approved.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 27-92 Buchholz Mortuaries Inc.; "NU" Non-Urban District to "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

and,

P.Z. 28-92 Buchholz Mortuaries Inc.; Conditional Use Permit Procedure in the "R-1" one acre Residence District; southwest quadrant of the intersection of Clarkson Road and Relocated Wilson Road.

Director Duepner summarized the request of the petitioner to **hold** P.Z. 27 and 28-92. He also noted comments recently received from the Missouri Highway and Transportation Department concerning the subject site.

A motion to **hold** P.Z. 27 and 28-92 was made by Commissioner Brown and seconded by Commissioner Sherman.

Commissioner Dalton inquired relative to the future status of the existing right-of-way of Wilson Road upon relocation of Wilson Road.

Director Duepner responded that the State Highway Department had made provision for access to Wilson Road and Clarkson Road for the property on the west side of the existing Wilson Road. At this time it did not appear that the existing right-of-way would need to be retained.

Commissioner Brown sought clarification relative to the entrance location requested by the State Highway Department for the project on Clarkson Road.

A vote on the motion to **hold** was 6-0-1 with Commissioner Pat O'Brien abstaining. P.Z. 27 and 28-92 was **held**.

Site Plans, Building Elevations and Signs

- A. Wellesley Place Addition Subdivision; Planned Environment Unit in "R-2" Residence District Subdivision Record Plat; west side of Olive Boulevard, south of West Drive.

01-11-93

On behalf of the Site Plan Review Committee, Commissioner Sherman made a motion to **approve** the subdivision Record Plat. The motion was seconded by Commissioner Cannon and **passed** by a voice vote of 7 to 0.

- B. P.C. 25-87 Clarkson Centre Associates (Clarkson/Wilson Centre); "C-8" Planned Commercial District Amended Site Development Plan; east side of Clarkson Road, south of Clarkson Woods Drive.

On behalf of the Site Plan Review Committee, Commissioner Sherman made a motion to **approve** the Amended Site Development Plan as recommended by the Department of Planning. The motion was seconded by Commissioner O'Brien and **passed** by a voice vote of 7 to 0.

- C. P.Z. 10 & 11-92 R.J. and J. Partnership (Countryside at Chesterfield); Planned Environment Unit in "R-1" Residence District and "FPR-1" Flood Plain Residence District Site Development Plan (Concept Review); west side of Kehrs Mill Road, south of Wild Horse Creek Road.

On behalf of the Site Plan Review Committee, Commissioner Sherman made a motion to **grant concept approval** of the Site Development Plan and the Landscape Plan as recommended by the Department of Planning. The motion was seconded by Commissioner O'Brien and **passed** by a voice vote of 7 to 0.

On behalf of the Site Plan Review Committee, Commissioner Sherman made a motion for **approval** of the Architectural Elevations with a condition that those units adjoining Kehrs Mill Road, have foundations painted to grade, a color complimentary to the wall elevations. The motion was seconded by Commissioner Brown.

Commissioner O'Brien moved to **amend** the motion to require that all residences have foundations painted to grade. The motion was seconded by Commissioner McGuinness.

Senior Planner McElhanon noted that the condition stated in the governing ordinance, indicated architectural review for those units along Kehrs Mill Road and display units.

01-11-93

Chair Domahidy sought for clarification on this matter from the City Attorney. Mr. Beach noted that the condition for review of architectural elevations applied only to those units adjacent to Kehrs Mill Road and display units.

Commissioner McGuinness **withdrew** her second and Commissioner O'Brien **withdrew** the original motion.

A motion to **amend** the original motion was made by Commissioner Sherman to include the requirement for painting of foundations to display units also. The motion was seconded by Commissioner O'Brien and **passed** by a voice vote of 7 to 0.

A vote on the original motion as amended was **approved** by a voice vote of 7 to 0.

Director Duepner noted that action by the Planning Commission on the site development and landscape plans was conceptual approval only. Final approval of both will require submittal for review and action by the Planning Commission.

Committee Reports

A. Ordinance Review Committee

Committee Chair Brown, noted that the Committee had met earlier this evening and has scheduled another meeting for Saturday, January 16, 1993 at 8:30 a.m.

B. Architectural Review Committee

Committee Chair O'Brien, noted that she had met with the Director of Planning and reviewed comments received on the Architectural Guidelines from representatives of the local chapter of the American Institute of Architects. She noted a letter was to be sent to representatives of the Home Builders Association and the National Association of Industrial Office Parks inquiring whether they intend to submit comments on the proposed guidelines. The Committee will hold a meeting at a future date.

01-11-93

D. Site Plan/Landscape Committee

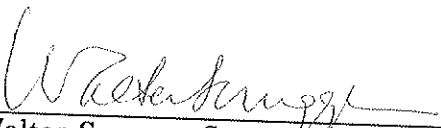
Director Duepner noted that the Landscape Guidelines had been presented to the Planning and Zoning Committee of City Council at its meeting on January 6, 1993. The Site Plan/Landscape Committee will meet again on January 27th to review these comments from the Council Planning and Zoning Committee meeting.

E. Comprehensive Plan Committee

Commissioner McGuinness moved for **approval** of the resolution relative to the City's update of the Comprehensive Plan. The motion was seconded by Commissioner Brown. Commissioner Domahidy summarized the content of the resolution. Upon voice vote the resolution was **adopted** by a vote of 7 to 0.

F. Procedures Committee - No Report

The meeting adjourned at 7:55 p.m.



Walter Scruggs, Secretary

[min1-11.093]