V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
January 8, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. Lester Golub
Mr. Edward Bidzinski	
Ms. Mary Brown	
Mr. Charles Bryant	
Ms. Kimberly Burnett	
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. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary Department of Planning

INVOCATION: The Reverend James Rogers, Lord of Life Lutheran Church.

PLEDGE OF ALLEGIANCE: Chairman McGuinness

INTRODUCTORY REMARKS

Mr. Jerry Duepner stated that the formal Public Hearing for the Comprehensive Plan would be held at the YMCA on Burkhardt Place, on January 18, 1990, beginning at 7:00 p.m. He further stated that notices were sent to newspapers, members of the Citizen's Advisory Committee, and Subdivision Trustees throughout the City, advising of this upcoming Public Hearing.

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes of the Planning Commission Meeting of December 11, 1989 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Mr. Duepner presented an overview of the Plan process to date, covering Land Use Maps, Circulation Maps, and Parks and Open Space/Recreational Maps. He said the Public Hearing would be held on the Plan at the YMCA, 16464 Burkhardt Place, January 18, 1990, at 7:00 p.m., and that Planning Commissioners would be receiving an updated copy of the Plan for their review, prior to the Public Hearing. Mr. Duepner also said that January 22, 1990 would be the earliest possible Planning Commission Meeting date for discussion of the Plan. In addition, he said that the Plan is anticipated to be on the Planning Commission Agenda on February 12, 1990.

Ms. Domahidy emphasized the importance of the Policy Documents, in that they will be the "living part of the Plan."

Ordinance Review Committee - 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.

The Planning Commission took no action on this item.

NEW BUSINESS

A. P.Z. 34-89 Benjamin D. Houlihan, Jr.; a request for a change of zoning from "NU" Non-Urban District to "M-3" Planned Industrial District; for a 5.2 acre tract of land located on the south side of Olive Street Road, approximately 3,400 feet east of Eatherton Road.

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

Chairman McGuinness left the meeting briefly.

A motion to approve the Department's recommendation was made by Ms. Burnett and seconded by Dr. Politte. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; The motion passed by a vote of 7-0.

Chairman McGuinness returned to the meeting at this time.

B. P.Z. 35-89 City of Chesterfield Planning Commission; c/o City of Chesterfield Department of Planning/Economic Development, 922 Roosevelt Parkway, Chesterfield, MO 63017. A proposal to revise the Zoning Ordinance of the City of Chesterfield by amending Section 1003.168 relative to off-site signs for churches and houses of worship.

Ms. Anna Kleiner, Planning Specialist, 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 Mr. Kirchoff, and seconded by Mr. Bryant.

Dr. Politte amended the motion to add "direction" to the sign message.

Mr. Kirchoff amended the motion to change the number of off-site directional signs to two (2), with each not to exceed six (6) square feet in sign face area. The sign message conveyed is to be limited to the church name and its location/direction.

Mr. Bryant amended the motion to change the word request to "require" sign repair or removal if the sign is not maintained.

Upon a roll call the vote was as follows: Mr. Bidzinski, no; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, no. The motion passed by a vote of 6-2.

C. Correspondence from the Department of Planning/Economic Development regarding a preliminary report on the Zoning Ordinance of the City of Chesterfield.

This item was received and filed.

D. Correspondence from Kennedy B. Middendorf requesting amendment of "C-8" Planned Commercial District Ordinance; P.C. 39-78 Sachs Properties and Hazel C. Kraus (Roosevelt Bank); southeast corner of Olive Boulevard and Roosevelt Parkway.

Mr. Olson presented the request and the Department's recommendation of approval with conditions in report.

A motion to approve the Department's recommendation was made by Dr. Politte, and seconded by Mr. Kirchoff. Upon a roll call the vote was as follows: Mr. Bidzinski, yes; Ms. Brown, yes; Mr. Bryant, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 8-0.

E. City of Chesterfield Planning Commission Status Sheet.

This item was received and filed.

F. Correspondence from the Department of Planning/Economic Development regarding Subdivision Escrow Agreement Form.

Mr. Duepner requested this item be held until the next meeting so that the Department may review possible additional changes with the City Attorney.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. Legacy Homes (Princeton Gate Subdivision); a request for a temporary subdivision promotion sign; north side of Clayton Road, west of Claymont Estates Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval.

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

B. P.C. 22-88 Charles Hennemeyer, Inc. (Savings of America); "C-8" Planned Commercial District revised building elevations; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated the request for the Commission's review.

Mr. Kirchoff requested that no logo be allowed, and if an acceptable mosaic is not approved in the future, the material used in its place shall be travertine marble.

A motion to approve the request was made by Mr. Kirchoff, on behalf of the Site Plan Committee. The motion was seconded by Mr. Bidzinski, and passed by a voice vote of 7 to 1, with Chairman McGuinness voting no.

C. Christopher Woods; Subdivision Record Plat; west side of Wilson Road, north of Wilson Manor Drive.

Mr. Duepner stated the request and the Department's recommendation of approval.

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

D. Stonebriar Subdivision (Lots 23 and 24); Boundary Adjustment Plat; Stonebriar Ridge Drive.

Mr. Duepner presented the request and the Department's recommendation of approval.

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

The meeting adjourned at 8:20 p.m.

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Mr. Charles Bryant - Secretary