V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 10, 1990

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

PRESENT

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

ABSENT

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

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from November 26, 1990, with additions/deletions as noted.

COMMITTEE REPORTS

A. Ordinance Review Committee - No report.

B. Architectural Review Committee - No report.

C. Site Plan/Landscape Committee - No report.

D. Comprehensive Plan Committee - No report.

E. Procedures Committee - No report.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 22-90 Sverdrup Investments, Inc.; a request for a change of zoning from "NU" Non-Urban District, "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District to "C-8" Planned Commercial District, and Amended "C-8" Planned Commercial District, and "FPC-8" Flood Plain Planned Commercial District; south side of Conway Road, approximately 250 feet west of White Road.

Director Duepner presented the request and the Department's recommendation to deny the request for rezoning to "C-8" Planned Commercial District of the five (5) acre "NU" Non-Urban District parcel, and to approve the revision of "C-8" District Planned Commercial District Ordinance No. 13,787, as indicated in Attachment A.

A motion to deny the request for the five (5) acre parcel was made by Commissioner Cannon and was seconded by Commissioner O'Brien. 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 to deny passed by a vote of 9 to 0.**

A motion to approve the Department's recommendation for the 17.65 acre tract was made by Commissioner Domahidy and seconded by Commissioner Golub.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

1. Commissioner Domahidy recommended that page 4, section 4.g., of Attachment A read as follows: "Dedicate a one-half of a seventy (70) foot right-of-way for Conway Road and provide earth shoulder and roadside drainage facilities across the frontage of the site as directed by St. Louis County Department of Highways and Traffic. Easements and licenses necessary for future possible widening shall also be provided as directed.

2. A motion to amend original motion, as amended, was made by Commissioner Brown to page 3, section 4.c.(1) (parking structure setbacks) of Attachment A as follows: "Three-hundred (300) feet from the right-of-way of Conway Road." The motion was seconded by Commissioner Cannon. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Domahidy, no; Commissioner Golub, yes; Commissioner Kirchoff, no; Commissioner O'Brien, yes; Commissioner Scruggs, no; Chairman McGuinness, yes.

The amendment passed by a vote of 6 to 3.

Commissioner Golub left the meeting at this time.

3. A motion to amend the original motion, as amended, was made by Commissioner O'Brien to page 5, section 4.j.(1), of Attachment A to read as follows: "All new deciduous trees shall be a minimum of three (3) inches in caliper. All new evergreen trees shall be six (6) feet in height. All new shrubs shall be a minimum of either twenty-four (24) or thirty (30) inches in diameter."

Commissioner Golub returned to the meeting at this time.

The motion died for lack of a second.

4. A motion to amend the original motion, as amended, was made by Commissioner Brown to page 5, Section 4.(Signs) of Attachment A to add: n. "No signs shall be permitted along the Conway Road frontage except for one (1) construction entrance sign, as needed." The motion was seconded by Commissioner Domahidy.

The motion passed by a voice vote of 9 to 0.

5. A motion to amend the original motion, as amended, was made by Commissioner Domahidy to page 5, section 4, j., of Attachment A to add: (4) "Indicate preservation of existing trees along Conway Road." The motion was seconded by Commissioner Brown.

The motion passed by a voice vote of 9 to 0.

6. A motion to amend the original motion, as amended, was made by Commissioner Cannon to page 1, section 3.a.(3), of Attachment A, to add: "showing effective screening of all parking areas to the extent possible from Highway 40." Commissioner Kirchoff seconded the motion.

This motion was withdrawn.

7. An amendment to the original motion was made by Commissioner Cannon to page 1, section 3,a.(3) of Attachment A, to add: "showing screening of all parking areas from I-64/U.S. Highway 40 with buildings oriented to I-64/U.S. Highway 40. The motion was seconded by Commissioner Kirchoff.

The motion passed by a voice vote of 9 to 0.

8. An amendment to the original motion, as amended, was made by Commissioner O'Brien to page 3, section 4.c.(1) [surface parking] of Attachment A to read as follows: "One-hundred-fifty (150) feet from the right-of-way of Conway Road." The motion was seconded by Commissioner Brown.

The motion passed by a voice vote of 8 to 1, with Commissioner Scruggs 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 original motion, as amended five (5) times, passed by a vote of 9 to 0.

The meeting was recessed for ten (10) minutes.

B. A proposal from Mr. Mr. Albert A. Michenfelder and Mr. William Human requesting amending of Planned Environment Unit (PEU) Ordinances Number 13,576 and Number 13,932 (P.C. 47-97 MBM Partnership, Inc., and P.C. 80-88 Shell Oil Company [Wildhorse]); south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Director Duepner presented the request and the Department's recommendation of approval, as stated in report.

A motion to approve the Department's recommendation was made by Commissioner Domahidy and seconded by Commissioner Scruggs. 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. 24-90 Joseph O. Ernst and Edith M. Ernst and J & J Window Sales, Inc.; a request for a change of zoning from "C-1" Neighborhood Shopping District and "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Schoettler Road, approximately 200 feet south of Olive Boulevard.

Dan Olson, Planning Technician, presented the request and the Department's recommendation to approve in concept and hold for submittal of a revised preliminary development plan for review and action by the Commission at a future meeting.

A motion to deny the request was made by Commissioner Golub and seconded by Commissioner Scruggs. 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, abstain; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness; yes.

The motion to deny the request was approved by a vote of 8-0-1, with Commissioner Kirchoff abstaining.

Chairman McGuinness turned the Chair over to Vice-Chairman Mary Domahidy at this time and left the meeting.

D. P.Z. 25-90 City of Chesterfield Planning Commission; a proposal to amend Section 1005.270 of the Subdivision Ordinance of the City of Chesterfield relative to handicap access ramps at sidewalk intersections with streets.

Director Duepner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Commissioner Brown and was seconded by Commissioner Scruggs. 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.

The motion to approve the request passed by a vote of 8 to 0.

E. P.Z. 26-90 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.133 "C-2" Shopping District Regulations and 1003.135 "C-3" Shopping District Regulations of the Zoning Ordinance of the City of Chesterfield to allow an outpatient substance abuse treatment facility.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval with conditions in Attachment A.

Chairman McGuinness returned to the meeting at this time, Vice-Chairman Mary Domahidy continued to Chair the meeting.

A motion to approve the Department's recommendation was made by Chairman McGuinness and was seconded by Commissioner Cannon.

A motion to amend the original motion was made by Commissioner Scruggs to change page 1, number (4) of Attachment A, to read: Outpatient substance abuse treatment facilities shall maintain a minimum separation of one (1) mile radius between each facility. The motion was seconded by Commissioner Dalton.

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 vote, 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.

Chairman McGuinness resumed as Chair of the meeting.

F. P.Z. 27-90 Pauline T. and David Bolk; a request for a Commercial Service Procedure in the "R-2" 15,000 square foot Residence District; south side of Olive Boulevard, approximately 300 feet west of Westbury Drive.

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

G. Summary of December 1, 1990 Planning Commission Meeting.

Chairman McGuinness stated the meeting was very beneficial, and expressed a desire for future meetings.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.Z. 26-89 Midland Properties and Capitol Land (Chesterfield Crossing); "C-8" Planned Commercial District free-standing business sign; west side of Clarkson Road, north of Lea Oak Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval with conditions in report.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to deny the request. The motion was seconded by Commissioner O'Brien.

The motion to deny the request passed by a voice vote of 9 to 0.

B. P.C. 5-79 Holthaus Realty (Hellwigs Fruit Stand); "M-3" District Amended Site Development Plan and Architectural Elevations; southwest corner of Chesterfield Industrial Boulevard and Chesterfield Airport Road.

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

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a motion to approve the request with the requirements that: 1) the color of the building be (S-20) charcoal; 2) the chainlink fence color be black; and 3) the landscaping have five (5) to six (6) foot evergreens on twenty (20) foot centers, on the north, east and west perimeters adjacent to, and outside of, the fence. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION OF COMMISSION

- The color of the building is to include the roof material.

- The building will be constructed with an asphalt pavement of over twelve (12) inches of compacted material.

- Landscaping inside the fence would be maintained by the EPA, with the outside of the fence being the responsibility of the owner of the property.

A motion to amend the motion was made by Commissioner Brown to delete black fence, and authorize a galvanized chainlink fence. The motion was seconded by Commissioner Domahidy. Upon a roll call vote, 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, no; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, no.

The amendment to the original motion passed by a vote of 7 to 2.

The original motion, as amended, was approved by a voice vote of 9 to 0.

The meeting adjourned at 10:20 P.M.

William Kirchoff, Secretary

[MIN12-10]