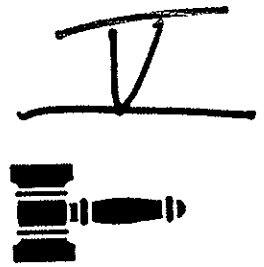


PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
DECEMBER 9, 1991



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

PRESENT

ABSENT

Ms. Mary Brown - Arrived later
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Doug Beach, City Attorney
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Laura P. Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

Ms. Pat O'Brien

INVOCATION: Commissioner Jamie Cannon

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from November 25, 1991.

OLD BUSINESS - None

NEW BUSINESS

P.C. 192-87 Long Road Partnership (Dugsford Commons); request for an extension of time for a "C-8" Planned Commercial District Site Development Plan; northeast corner of the intersection of Wild Horse Creek Road and Long Road.

Senior Planner Laura P. Griggs-McElhanon presented the request and the Department's recommendation for approval of a one (1) year extension of time for submittal of a final development concept plan with the condition that, upon release of the required Landscape Installation Bond, a two (2) year Landscape Maintenance Bond will be required.

A motion to approve the Department's recommendation of approval for the extension of time for P.C. 192-87 Long Road Partnership was made by Commissioner Scruggs. The motion was seconded by Commissioner Dalton and passed by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Brook Hill Estates (formerly Thomas White Estates); Planned Environment Unit in "R-1A" Residence District Subdivision Record Plats One, Two and Three; west side of Schoettler Road, north of Clayton Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plats One, Two and Three for Brook Hill Estates. The motion was seconded by Commissioner Sherman and passed by a voice vote of 7 to 0.

Commissioner Mary Brown arrived at the meeting at this time.

- B. Chesterfield Industrial Park; "M-3" Planned Industrial District Boundary Adjustment Plat (Lots 1A and 1B); east side of Chesterfield Industrial Boulevard, at Chesterfield Airport Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Boundary Adjustment Plat (Lots 1A and 1B) of Chesterfield Industrial Park. The motion was seconded by Commissioner Scruggs and passed by a voice vote of 8 to 0.

- C. Texaco Schoettler Subdivision; "C-8" Planned Commercial District Subdivision Record Plat; southeast corner of Olive Boulevard and Chesterfield Parkway North.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat, subject to appropriate cross-access, as approved by the City Attorney and the Planning Department. The motion was seconded by Commissioner Dalton and passed by a voice vote of 7 to 1, with Commissioner McGuinness voting no.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chairman Brown reported that the Ordinance Review Committee will meet next Monday, December 16, 1991, at 4:00 p.m., in Conference Room A.

B. Architectural Review Committee

Commission Chairman Domahidy reported that the Committee will meet tomorrow, December 10th, at 4:30 p.m., in the City Council Conference Room.

Director Duepner stated that he had copies of handouts for the Committee to review before the meeting tomorrow.

C. Site Plan/Landscape Committee

Committee Chairman Kirchoff reported the Committee will meet Thursday, December 12th, at 4:00 p.m., in the City Council Conference Room.

D. Comprehensive Plan Committee

Committee Chairman McGuinness reported that the Committee met earlier this evening and developed a process by which they are going to update the Comprehensive Plan and include the newly annexed area. She reported that the first meeting for the update, which will include residents from the newly annexed area, will be February 5, 1992. She further reported that a verbal report will be submitted at the December 18th Planning and Economic Development Committee Meeting, and a written report will be presented at a future date.

E. Procedures Committee - No report.

Commission Chairman Domahidy stated that the agenda for the December 18, 1991 Planning and Economic Development Committee Meeting will include reports from each of the Committees of the Commission to inform the PED Committee of actions and processes of the various Committees. She stated the reports will be presented by the Chairs of the various Commission Committees.

Director Duepner stated that the Staff person who is working with each particular Committee is preparing a summary, or an overview, for that Committee Chair to review prior to mailing of any reports to the Planning and Economic Development Committee for review. In addition, he said that Staff will mail reports to PED well in advance of meeting to provide them ample review time.

Commission Chairman Domahidy requested that the Committee reports be made short in order that much of the time will be interactive in questions and answers. She stated her goal would be to have a well-run meeting to afford the opportunity to include all discussion, but still finish in a reasonable time (about an hour and a half).

Commission Chairman Domahidy noted that the tour with the Parks Committee will be Saturday, December 14th, beginning at 8:30 a.m., with coffee and donuts. She encouraged Commission Members to attend the tour, as the Commission will become involved in the Parks Plan for the City.

The meeting adjourned at 7:15 P.M.

Walter Scruggs, Secretary

[MIN12-9]