

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
December 8, 1997**



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

PRESENT

Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Mr. Rick Bly, Chairman
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Teresa J. Price, Director of Planning
Laura Griggs-McElhanon, Assistant Director of Planning
Cheryl Smith, Planner II
Mr. Jeremy Lochirco, Planning Technician
Ms. Sandra Lohman, Executive Secretary
Ms. Sharon Rhodes, Administrative Secretary

ABSENT

INVOCATION: Commissioner Dan Layton

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Chairman Bly noted the public hearing that was scheduled for tonight has been withdrawn at the request of the petitioner.

APPROVAL OF THE MINUTES:

A motion to approve the minutes of November 24, 1997, was made by Commissioner McCarthy, seconded by Commissioner Grant and passes by a voice vote of 9 to 0.

PUBLIC COMMENT:

1. Jerry Duepner, #8 Glen Cove, Chesterfield, MO 63017, spoke in favor of P.C. 141-79 Chesterfield Village (Sachs Properties, Inc.), noting the following:
 - For the purpose of clarity, he suggested the wording of the ordinance that references setbacks be reworded to say that “The uses listed shall be allowed within the following described areas.” This would be clearer than the current wording of the ordinance that references setbacks.
 - The amendment is being requested now, in that the Solutia people are looking at several other sites and are to make a decision after January of 1998, and plan to be in the building by July of 1999.

NEW BUSINESS:

- A. **P.C. 141-79 Chesterfield Village (Sachs Properties, Inc.)**; request for an amendment of “C-8” Planned Commercial District Ordinance Number 1266; southwest corner of the intersection of Olive Boulevard and Chesterfield Parkway North.

Assistant Director Laura Griggs-McElhanon noted the recommendation for approval, as revised per the recommendation of Mr. Duepner (i.e., “The uses listed below shall only be allowed within the following described *areas*.”) The remainder of 5. a. would remain as recommended in the staff report.

A motion to approve the Department’s recommendation, as revised, was made by Commissioner Dalton and was seconded by Commissioner Broemmer.

Upon a roll call the vote on the motion was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 9 to 0.

- B. **Planning Commission of the City of Chesterfield – Update to the City of Chesterfield Comprehensive Land Use Map**; discussion of recommendations of the Planning and Zoning Committee of City Council.

Assistant Director Laura Griggs-McElhanon noted the Planning and Zoning Committee discussed the recommended revisions to the Comprehensive Plan Map, and there are two (2) being forwarded back to the Commission for continued discussion prior to going back to the Committee and on to Council. She noted that when the Planning Commission previously voted on an amendment to Site #3, it did not receive enough votes for the amendment. This is the area of

Conway and Old Woods Mill Road that currently has two (2) attached single-family developments (Terraces at Woodsmill and Baywood Villages). The original recommendation of the Commission was for the entire area (all the way north to Ladue) to be changed to attached single-family residential from single-family residential. The Planning and Zoning Committee recommends that only those two (2) developments that are currently developed as attached be changed.

Commissioner Eifler made a motion to approve the recommendation of the Planning and Zoning Committee. The motion was seconded by Commissioner Layton.

Upon a roll call the vote on the motion was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 9 to 0.

Assistant Director Griggs-McElhanon noted the second recommendation deals with site #8, which is the northwest corner of Schoettler and Clayton Roads. The current Comprehensive Plan designation is single-family. The Commission recommended attached single-family, in keeping with the Amberleigh development. The Planning and Zoning Committee felt that, since we haven't had a rezoning request in that area, it should remain single-family (i.e., no change be made).

COMMENTS/DISCUSSION

- Concern was expressed that if this remains single-family, as recommended by the Planning and Zoning Committee, and a developer proposes to rezone and put in an attached single-family development just across the street from Amberleigh, the Commission would be forced to vote on something that is contrary to the Comprehensive Plan.
- It was noted that Picardy, at the intersection of Kehrs Mill Road and Clarkson Road was approved as attached single-family development, while the Comprehensive Plan still depicted this area as single-family.
- There was discussion regarding the differences/similarities in single-family detached and single-family attached developments.
- The Planning and Zoning Committee has asked the Commission to reconsider this issue. If the Commission chooses not to reconsider this issue, it goes back to the Committee without any changes.
- It was noted that the Comprehensive Plan is a document of the Planning Commission. The document has routinely been sent to the Committee for review and they send it back with comments.

- It was noted that, while the Planning Department could consider a petition down the road, and the Commission utilizes the Comprehensive Plan is to be used as a tool/guideline, it may not be perceived in this manner by residents of the City. The Commission appears to run into the conflict of voting on petitions that go against the Comprehensive Plan, regardless of whether or not it's used as a guideline.
- There was concern about recommending single-family residential for an intersection consisting of two major arterial roads and existing attached single-family residential development.
- It was noted that if the Comprehensive Plan designates this area as attached single-family, and someone comes in requesting detached homes, there would be less complaints than if the situation were reversed (i.e., if it was designated as detached and attached development was requested).

Commissioner Layton made a motion to withdraw any recommended change to the Comprehensive Plan as it affects this particular location, leaving it unchanged. The motion was seconded by Commissioner Eifler.

Approval of this motion would leave this area as detached single-family residential.

Upon a roll call the vote on the motion was as follows: Commissioner Broemmer, yes; Commissioner Casey, no; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, no; Commissioner Yaffe, yes; Chairman Bly, no.

The motion passes by a vote of 6 to 3.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 34-96 Old Smoke House Investment Group, L.L.P. (The Valley Forum/Chesterfield Grove); "C-3" Shopping District Record Plat (Lots 1-8); located on the east side of Chesterfield Airport Road, north of Bonhomme Creek and south of U.S. 40.**

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for Lots 1-8. The motion was seconded by Commissioner Casey and **passes by a voice vote of 9 to 0.**

- B. P.Z. 34-96 Old Smoke House Investment Group, L.L.P. (The Valley Forum/Chesterfield Grove); "C-3" Shopping District Site Development Plan (Lots 1-8), Architectural Elevations (Lots 6 and 7 only) and Landscape Plan (Lots 6 and 7 only); located on the east side of Chesterfield Airport Road, north of Bonhomme Creek and south of U.S. 40.**

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Development for Lots 1-8, Architectural Elevations for Lots 6 & 7 only, and the Landscape Plan for Lots 6 & 7 only; however, this approval is conditioned upon the development maintaining a specified minimum water level in the both lakes, as shown on the Site Development Plan. The motion was seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

- C. **Hog Hollow Retail Center**; “C-2” Shopping District Site Development Plan, Landscape Plan and Architectural Elevations; south side of Olive Boulevard, at the intersection of Hog Hollow Road and Olive Boulevard.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations, conditioned upon the stated conditions in the Staff report relative to the thirty (30) foot drive aisle and the easement dedication to Metropolitan St. Louis Sewer District. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

- D. **Greystone Plat 6 Subdivision**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain “R-1” One Acre Residence District Record Plat, Plat Six; south side of Wild Horse Creek Road, approximately 1,500 feet west of Wildhorse Parkway.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for Plat Six. The motion was seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

- E. **Eagle Ridge Subdivision**; “R-2” 15,000 square foot Residence District with a density procedure, a Resubdivision Plat for Lots 16 and 17 of Eagle Ridge Subdivision; north of Olive Boulevard, south of Sunbridge Drive.

Commissioner Grant, on behalf of the Site Plan Committee, made a motion to approve the Resubdivision Plat for Lots 16 & 17. The motion was seconded by Commissioner Casey and passes by a voice vote of 9 to 0.

IX. **COMMITTEE REPORTS:**

- A. **Ordinance Review Committee** - No report
B. **Architectural Review Committee** - No report
C. **Site Plan/Landscape Committee**

Chairman Bly noted the Commission has a recommendation to forward consideration of Valley Guidelines to the Landscape Committee. He requested they schedule a meeting to consider this.

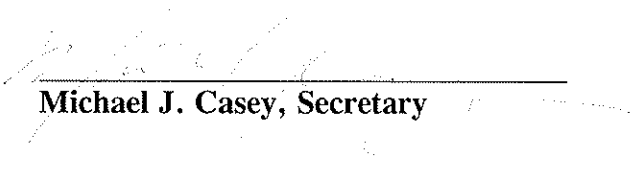
D. Comprehensive Plan Committee

E. Procedures and Planning Committee

Commissioner Grant made a motion that the concept of the Architectural Review Board be referred to the Procedures and Planning Committee for deliberation and recommendation to the Planning Commission. The motion was seconded by Commissioner Layton and **passes by a voice vote of 9 to 0.**

A motion to adjourn was made by Commissioner Casey, seconded by Commissioner Grant, and **passes by a voice vote of 9 to 0.**

The meeting adjourned at 7:28 p.m.



Michael J. Casey, Secretary

[MIN12-8-97]