

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 28, 1994**



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

PRESENT

ABSENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Councilmember Ed Levinson - Council Liaison
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

INVOCATION - Commissioner Fred Broemmer

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness recognized the Councilmember from Ward II, Mr. Ed Levinson, Liaison from the Planning and Zoning Committee to the Planning Commission; Councilmember Colleen Hilbert, Ward I; and Councilmember Linda Tilley, Ward IV.

PUBLIC HEARINGS - Commissioner Kirchoff read the "Opening Comments"

- A. **P.Z. 25-94 Jewish Community Centers Association (Multipurpose Building)**; a request for a Conditional Use Permit (C.U.P.) in the "R-2" 15,000 square foot Residence District and an amendment of City of Chesterfield Ordinance Number

752 which authorized a Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District, and "R-6" 4500 square foot Residence District (Chesterfield Farms) for an 11.4 acre tract of land located at the northeast corner of the intersection of Wild Horse Creek Road (State Highway CC) and Baxter Road Extension (Location Numbers 18T54-0555 and 18T54-0522 and a portion of Santa Maria Drive (to be vacated) approximately 150 feet long. Proposed Use: Not-for-profit community center and recreational facility with accessory uses including, but not limited to, a gymnasium, swimming pools, child care center, meeting rooms, athletic fields, and an auditorium.

Chairman McGuinness recognized Ms. Marianna Riley of the Post Dispatch.

Toni Hunt, Planner I, presented slides of the proposed site and surrounding area.

Mr. Phillip Schreiber, President - Phillip Schreiber and Associates, spoke on behalf of P.Z. 25-94 Jewish Community Centers Association (Multipurpose Building) noting the following:

- The goal of the City of Chesterfield is to create a city within which people can live, work and play.
- He read the "Mission Statement" of the City.
- Surveys and demographic studies indicate a new facility is definitely needed in the West County Area, and Chesterfield is the center of the Jewish population (approximately 3600 Jewish families). With this in mind they selected the proposed site.
- The following criteria were utilized for site consideration: size; topography; accessibility; cost; compatibility with Chesterfield's Land Use Plan; and the current zoning of the particular property.
- The subject tract meets the established criteria, and will prove to be both aesthetically pleasing and, as a community facility, an asset to the neighborhood.
- The request is for a Conditional Use Permit to construct a multipurpose community center on an 11.4 acre tract of land at the northeast corner of Wild Horse Creek and Baxter Roads.
- Two (2) drawings of the site were described; one (1) showing the initial phase, and one (1) the final phase of development.

- The first phase of development, which would take place in 1996, would include a facility of approximately 70,000 square feet. Housed in that facility would be a gymnasium, fitness center, indoor swimming pool, educational center, and offices. The child center would serve as a day care center (latchkey-type of program, Sunday School, etc.).
- The first phase would include an area of two (2) softball diamonds, and a soccer field that would inlay on the baseball field (i.e., utilized either for soccer or baseball, but not both).
- The Phase I parking would include approximately 304 parking spaces.
- From an elevation standpoint, if you view the site from the homes across the street (Chesterfield Farms), you would see a one (1) level suburban construction. The building itself is two (2) stories, but, from this particular view, you see it as one (1) level. The second level is below grade.
- During development of the site the petitioner met with representatives of Ascension Church, discussed the proposed development, and agreed to provide the Church some sort of access from their facility to Baxter Road. Currently, all Ascension Church traffic enters and exits from Santa Maria Drive. With the construction of Baxter Road extension, and the addition of a traffic signal at Baxter and Wild Horse Creek Roads, they felt this would be a good way to alleviate the backup at Santa Maria Drive which affects all traffic in the area.
- The petitioner also agreed to allow Ascension Church an area for a trash container that would be invisible from any view except from the back of the Church facility and the back of the Center.
- Phase II adds a cultural center which would include a theatre/auditorium and a Jewish History Museum. There would also be an extension of the child care center and gymnasium facility (adding racquetball courts, extending physical fitness facilities). When this will happen, they have no idea.
- Phase I would probably be completed in 1997, and Phase II could be three (3) or ten (10) years after that, depending on how giving people are to helping the construction.
- In the final Phase they would have to eliminate one (1) of the ball diamonds due to additional parking requirements (i.e., 447 parking spaces and one (1) softball diamond and a picnic area at the back of the facility).
- He described the renderings before the Commission, noting there will be lots of brick and glass.

- Landscaping will be provided to make the finished facility look A-1.
- A berm along Baxter Road will provide a curtain wall to help screen the parking lot.
- He introduced Mr. Bill Bunte who performed the traffic study for the proposed development.

Mr. Bill Bunte, Crawford, Bunte, Brammeier, Traffic Engineers, noted the following:

- His company performed a traffic study of this particular project. A copy of the report was distributed to Members of the Commission and Department Staff.
- The study performed peak hour traffic counts on the street system in the area, as well as some machine counts along Wild Horse Creek Road.
- Based on information provided by the JCCA, they forecasted traffic movements expected to be generated by the proposed development.
- He described the projected trip generation for the proposed JCCA Multipurpose Facility during the Weekday AM Peak Hour (7-8 AM), Weekday PM Peak Hour (5-6PM), and Weekday Early Evening Peak Hour (6-7PM).
- In addition to the forecasts, they looked at the changes in traffic patterns likely to occur as the result of construction work on Baxter Road, and projected how traffic patterns would change once Baxter Road is opened. St. Louis County stated it would be two (2) to three (3) years before Baxter Road would be extended to the north to Chesterfield Airport Road.
- The current capacity of the roadway system at Baxter and Wild Horse Creek Roads was evaluated, and future capacity, as roadways are opened.
- With Baxter Road extended to the South and opened, forgetting about this proposed project, they found the intersection would operate at 50% to 65% of its capacity during the afternoon peak hour (the heaviest traffic hour of the day). They added on to that the traffic they expect to be generated by the JCCA at full development, and noted the following: there will be approximately 55 trips generated in the morning peak hour; 135 trips in the afternoon; and 150 in the early evening.
- The study indicated traffic for the approved 125 multi-family units on this site would be approximately 55 trips generated in the morning peak hour; 70 trips in the early afternoon; and 30 in the early evening.

- A significant number of the JCCA trips would be "pass-by" trips (i.e., people already using the area roadway system, stopping to use the facility). The trips projected for the multi-family development would be new trips (people moving into the area). Taking this into consideration it is their opinion that, in terms of actual new trips generated on the highway, there would not be a great deal of difference between developing the subject site as an apartment development (125 units) or a JCCA.
- They found the service level would continue to be high, both before Baxter Road is extended North to Chesterfield Airport Road, and when that extension is completed and the JCCA is operating at full capacity.
- Two (2) driveways are proposed from Baxter Road: one (1) approximately 500 feet to the north of the intersection of Wild Horse Creek Road, and another approximately 1,000 feet north of the intersection.
- The driveways are proposed to be twenty-four (24) feet in width, however, they recommended the access points to Baxter Road be increased to thirty-two (32) feet wide in order to facilitate turning movements in and out of the site.
- They also looked at providing access to Ascension Church, noting it would benefit the Church to have a signal in order to turn left on to Wild Horse Creek Road.

Mr. Phillip Schreiber noted Mr. Bryce Hastings, Hastings & Chivetta Architects, is available for questions. He also noted Mr. Stan Ferdman, Executive Vice President of the JCCA, and Marty Oberman, President of the JCCA are available for questions.

Chairman McGuinness recognized Councilmember Mike Cullen, Ward IV, as being in attendance at the meeting.

Chairman McGuinness asked Mr. Schreiber if he met with the neighbors and residents of Chesterfield Farms.

Mr. Schreiber stated he had two (2) conversations with Don Buchholz, and asked to meet with the residents. He further stated Mr. Buchholz told him that residents had a meeting last Monday night and, after that meeting, told him that if they wanted to get together with him they would call. Mr. Schreiber further said he told Mr. Buchholz that he would be happy to get together with them, go over the plans with them, be happy to work with the people in the subdivision in regard to lighting and landscaping, would be happy to allow them to have a representative to review the landscape plan before it is submitted for the final development, but no one has contacted him.

Chairman McGuinness noted that, essentially, residents had a meeting and came to the understanding that they would contact Mr. Schreiber if they wanted to go over something.

Mr. Schreiber stated this is correct.

SPEAKERS IN FAVOR:

1. Marty Oberman, 11966 Sackston Ridge Drive, St. Louis, MO 63141, spoke on behalf of the JCCA noting the following:
 - The JCCA will bring early childhood services to the City, (i.e., full-day day care and half-day day care and preschool).
 - The JCCA will bring a cultural arts program to the City for both children and adults.
 - The JCCA will provide a safe place for youth in which to discuss the abuses of alcohol and drugs, and have preventative educational programs.
 - A safe area will be provided for parents to drop-off and pick-up their children.
 - Services and activities will be provided for Senior Citizens.
 - The JCCA has a history of establishing a good partnership between people living and working in the area and staff members who carry-out the activities.
 - The JCCA would like to serve the entire St. Louis Community and, specifically, become a wonderful asset to the City of Chesterfield.
2. Ed Chod, 159 Ladue Farm Road, St. Louis, MO 63141, spoke as an individual noting the following:
 - His daughter has participated in programs for the handicapped at the JCCA (Saturday afternoon and summer camp). The JCCA offers recreation, physical and social-type programs.
 - He believes the JCCA has become a model for handicapped children and adults to have opportunities not afforded elsewhere.
 - The proposed facility would be of tremendous benefit to this very important portion of our population, and he urged the Commission to consider approval.

3. Charles Eisenkramer, 2221 Village Green Parkway, Chesterfield, MO 63017, spoke as an individual noting the following:
 - He currently serves as the Vice President of the JCCA.
 - The JCCA, as a not-for-profit community center, makes every effort to provide service regardless of an individual's or family's ability to pay.
 - Scholarships are provided to families who need day care and after school care so that children using the JCCA can be in a safe environment, while parents have an opportunity to be a wage earner or pursue their educational goals.
4. Alice Ludmer, 14030 Boxford Court, Chesterfield, MO 63017, spoke as an individual noting the following:
 - The JCCA has had a positive history of working closely with its neighbors, enhancing property values and the quality of living for those fortunate enough to live close-by.
 - This project will have a very positive effect on the immediate neighborhood.
5. Penny Slatzman, 15634 Summer Ridge Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
 - The JCCA provides a host of services for teenagers (i.e., youth groups, sports programs, facilities for teens to hang-out).
 - She would like to see more opportunities here, where parents don't have to worry about their children, as they will have supervised programs and a safe place where they can go to have a good time.
 - The JCCA offers an opportunity for teenagers to have leadership development and job opportunities (i.e., camp counselors, life guards, umpires, participants in the pre- and post- day care center with baby sitting).
6. Karen Suroff, 394 Branchpoint Drive, Chesterfield, Mo 63017, spoke as an individual noting the following:
 - During an era where nuclear and extended families are spread apart over tremendous geographic distances, the new Chesterfield facility would provide significant opportunities for inter-generational programming, where children, parents and grandparents will have the opportunities to interact together through the arts, athletics and grandparent programs.

- Inter-generational programming has become a major focus of JCCA direction in recent years and will only grow in the future.
7. Nathan Wolf, 14606 Mallard Lake Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
- The JCCA would provide additional necessary recreational and health services to the entire community, and give Chesterfield residents of all ages the ability to utilize the facility.
8. Dave Halpern, 171 Stablestone, Chesterfield, MO 63017, spoke as an individual noting the following:
- The JCCA has a history of providing quality child care programs.
 - Pre-school gives children an opportunity to make friends, be part of a group, and learn new skills. In this age of increasing demand for these services, he believes the JCCA would be a welcome addition.
9. Larry Pevnick, 14872 Sycamore Manor Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
- The JCCA has a tremendous tradition in providing day care programs during the summer, particularly in the area of sports, and he hopes his children will have an opportunity to participate in such a program.
10. Robyn Friedman, 15446 Grantley Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
- She is the Chairman of the Children Activity Center for the JCCA West.
 - The JCCA is a place where families can come together and participate in a variety of quality activities.
11. Suzy Esstman, 372 Littany Lane, Chesterfield, MO 63017, spoke as an individual noting the following:
- The JCCA afforded her opportunities she wouldn't have had in the public schools (i.e., summer camp, sports programs).
 - Twenty-five percent (25%) of the current JCCA membership on Schuetz Road is non-Jewish, and they encourage non-Jews to join.

Chairman McGuinness recognized Susan Clarke-Hrabko, City Prosecutor, and a resident of Chesterfield Farms.

12. Debby Gerber, 14033 Boxford Court, Chesterfield, MO 63017, spoke as an individual noting the following:
 - The JCCA has a long history of providing quality activities for school age children.
 - One perk/obligation of the JCCA is they pick-up children from their elementary schools and bring them to the center building.
13. Stevan J. Newmark, 14532 Eddington, Chesterfield, MO 63017, spoke as an individual noting the following:
 - In this day and age when there are limited organized activities for kids, a JCCA would be a welcome addition to the City of Chesterfield.
 - The JCCA will present programs that will attempt to counteract problems of delinquency, drugs, and alcohol.
14. Lori Leidner, 14037 Calcutta, Chesterfield, MO 63017, spoke as an individual noting the following:
 - She noted a recent issue of the Post Dispatch included an article devoted to the parent's constant struggle for adequate child care when school is not in session. The new JCCA would provide safe, quality and fun child care for pre-schoolers and school age children when schools are not in session.
15. Barry Mandel, 25 LaGorce Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
 - The JCCA would provide the facility and, most importantly, positive, professional role models for children to work with seven (7) days a week, through open physical fitness programming and structured classes and groups emulating the social opportunities we knew in growing up in our neighborhoods.
16. Steve Pearl, 1331 Countryside Manor Place, Chesterfield, MO 63005, spoke as an individual noting the following:
 - The JCCA represents twenty-percent (20%) of the community, or 10,000 people in the Chesterfield area, not including the non-Jewish people who will utilize the center.

- The City has an obligation to the people to provide this service.
 - He doesn't know of any one group with that large of a representation that is organized enough to come before the Commission to say "Please help us." They are not looking for opposition, they are not looking to cause a problem, they are looking to be good, solid neighbors.
17. Diane D. Porthouse, 172 Brighthurst Drive, Chesterfield, MO 63005, spoke as an individual noting the following:
- She is excited about having a well scaled, aesthetically pleasing, one-story, suburban community center in our area to look at and enjoy as a community amenity, as opposed to a multi-story, multi-family revolving door apartment complex.

SPEAKERS IN OPPOSITION:

1. Dan Wagner, 16654 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as an individual noting the following:
- He handed out photos comparing the proposed site to the Des Peres 14 Cine, regarding size and number of parking spaces.
 - We need something like the JCCA in the community, but he is opposed to the proposed use of the land.
 - The impact of traffic on the Wild Horse Creek corridor is a major concern.
 - The traffic study performed does not include the peak traffic flow (i.e., when there are large meetings, book fairs, etc.). They have had unexpected traffic problems at the Des Peres Cine.
 - If Chesterfield, Baxter/Wild Horse Creek area is seen as a traffic problem, especially in peak periods, then traffic will be affected on other parts of Wild Horse Creek Road (i.e., Wilson Road, etc.). Traffic will probably be pushed out to Wilson Road, and a hearing on Wilson Road is pending within the next couple of weeks.
 - The State Highway Department has stated there will be no improvement nor widening of Wild Horse Creek Road for at least fifteen (15) years; therefore, the traffic will impact a much larger area than anticipated in the traffic study.

- Chesterfield Farms Subdivision has a unique situation that a lot of developments will have on the west side of Wild Horse Creek, in that there is only one (1) way in and out of the subdivision (i.e., via the Baxter Road Extension). Most of the developments along Wild Horse Creek Road will have this same problem. This is something that needs to be looked at in the overall picture of the community.
- Based upon his analogy, if the Planning Commission and City Council would approve a Chesterfield 14 Theatre use on the subject site, based upon peak traffic and the problems it would create, then his group would agree with approval of the proposal tonight. If it is not in the best interest of the community, and it will affect a broad area, he recommends the Conditional Use Permit be declined.

Chairman McGuinness gave her copy of the Traffic Study to Mr. Wagner. She directed Mr. Wagner to give Mr. Schreiber a copy of his photo handout.

Mr. Wagner did so.

2. Janet Huskey, 16643 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as an individual noting the following:
 - She provided signatures of many of her neighbors who are also in opposition to this proposal.
 - The Commission was urged to think about safety, and how it impacts the most important things/persons in their lives (i.e., husband, wife, child, grandchildren, pets, neighbors, etc.).
 - The proposed 440 parking space facility violates Webster's definition of safe, which is "Free from danger or risk." Moslow's Hierarchy of Needs lists safety as #2, #1 identifies food and water, which are necessities of life. Without those things we fail. Safety is second, we need to have our safety.
 - With more congestion on Baxter Road and Wild Horse, how quickly can the emergency vehicles respond? How can they not endanger other people in the area if they are going to a ball field for an injury while, at the same time, people are exiting from the auditorium. There will be a lot of congestion and a lot of people's safety at risk.
 - Will the people using the facility (members and employees) stop for children who might venture out in the street? People rushing to the facility (either late for a pick-up or a game/event) might endanger children/adults living in the area.

- While Chesterfield Farms was being built there were many drivers going through the subdivision, entering on to Baxter Road, travelling at high rates of speed, not thinking about safety.
 - If the proposed 400 parking space commercial facility is developed in Chesterfield on Baxter Road, the overflow parking for large events will occur on residential streets in Chesterfield Farms. The City Council responded that residents could place "no parking" signs on the streets; however, she, as a resident, doesn't feel she should be penalized for that. Why can't her guests park in front of her house?
 - Will the proposed facility have trash pick-up daily, or will it blow into resident's yards? Will they have the same sense of pride that a community homeowner or resident has? What will it be?
 - She asked the Commission to please think about the 359 families that bought into Chesterfield Farms knowing that this property is zoned residential, and asked the Commission to please vote no for the Conditional Use Permit.
3. Lee Covert, 16913 Crystal Springs Drive, Chesterfield, MO 63005, spoke as an individual noting the following:
- He, and 359 neighbors, purchased homes in Chesterfield Farms based on the reliance that this was going to be residential property, and this is what they want to see.
 - The community center is a great idea, but wrong location.
 - Wild Horse Creek Road is the last frontier for the green corridor, and should be preserved for the quality of life desired.
 - This appears to be a more commercial use of the land and would be better suited where similar types of entities (i.e., the YMCA, etc.) are located.
 - Residents of Chesterfield Farms oppose this petition due to its location.
4. Bob Buzzetta, 16602 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke on behalf of Chesterfield Farms Subdivision noting the following:
- He presented a petition to Chairman McGuinness.
 - The JCCA would be a first-rate contribution to the City of Chesterfield, but he hopes they can understand the resident's position on this and consider another site for this facility. They look forward to being members of the JCCA facility provided it is at another location.

- Traffic is the major concern. The Baxter Road Extension is not completed, and there are some issues with regard to its completion [three (3) years or so down the road]. Until these issues are resolved, any building on that particular location will create additional traffic, as stated by Mr. Bunte earlier.
- The proposed widening of Wilson Road is being done now because we can't handle the existing traffic, and the community center would just add to those traffic problems.
- Increased development occurring along Wild Horse Creek Road is adding to the traffic congestion/safety issue.
- The agreement made with Ascension Church regarding the access lacked foresight, in that the traffic will have to come back out on to Baxter Road and into Chesterfield Farms Subdivision.
- There is concern regarding the impact on residents when people rent out the JCCA facilities in the evening hours (i.e., massive number of people attending the event brings along with it noise, lighting into late evening hours, and additional traffic).
- The proposed berm would not effectively insulate noise from the parking lot.
- In reference to the traffic study mentioned by the petitioner - children will be walking home from school buses during the peak traffic hours, thus enhancing the chance of accidents.
- Mr. Sachs now wants to put a church at the entrance of Chesterfield Farms Subdivision, and he assumes there will be a parking lot along with that request. He questioned whether this was considered when the traffic study was performed.
- What are the plans for property on the north side of Chesterfield Farms, also owned by Mr. Sachs?
- He questioned the precedent being set by this request. Residents moved into Chesterfield Farms believing it would be surrounded by residential property.
- Approval of this request would be the beginning of erosion of preservation of the green corridor.
- Prior to the incorporation of the City of Chesterfield, the Mayor stated that we need to become a city of our own so that we can set our own destiny, we can no longer be ruled by the bureaucracy of St. Louis County.

- Although its admirable to propose a JCCA, you don't live in the neighborhood, you don't have or understand their concerns until they are voiced. That's why residents are here tonight in opposition to the request.
 - There was no indication that Mr. Phil Schreiber wanted to get together with anyone from Chesterfield Farms Subdivision. All they saw was a poster sitting on a piece of property next to their land. They then became concerned, interested citizens, and present this information tonight based on a meeting held by a majority of residents of Chesterfield Farms Subdivision.
 - Residents of Chesterfield Farms ask the Commission to not grant the Conditional Use Permit for the reasons stated tonight.
5. Mr. Craig Ummel, 279 Cheval Square Drive, Chesterfield, MO 63017, spoke as an individual noting the following:
- The JCCA is a good thing; however, the proposed location for the facility is not in the best interest of the community.
 - He presented a handout to the Commission which listed recommended conditions, should the JCCA be approved by the City.

Chairman McGuinness requested a copy be given to Phil Schreiber.

Planning Staff made requested copies to hand out to all interested parties.

- He summarized the thirteen (13) conditions and attached drawing on the handout. The conditions addressed: 1) landscape buffer area; 2) landscaping berm; 3) permanent signs; 4) temporary/movable signs; 5) lighting; 6) parking lot lights; 7) access to the facility; 8) access of commercial vehicles servicing the facility; 9) time limits for events; 10) off-site parking limitation to visitors of facility; 11) handling of stormwater; 12) parking facilities not exceed those identified by original traffic study done for the multi-family housing; and 13) prohibit lighting of all athletic fields and proposed swimming pool.
- The traffic study by the petitioner was performed before development has been completed (i.e., subdivision was only 50% - 75% completed).

Councilmember Levinson noted that at a public hearing held last week, residents along Wild Horse Creek Road indicated they do not want additional access provided along Wild Horse Creek Road, they would like to put them on to Baxter. He inquired as to how we may balance the two opposite needs/demands from the immediate neighborhood.

Mr. Ummel responded that the sketch he provided depicts access to the facility will follow the existing access to Baxter Road. Basically, it is an additional lane added to the right of the additional access (it is not a street coming in and out), and he doesn't believe it conflicts with the West Area group's requests. He further noted the West Area group is looking at more of the macro issue versus the micro issue of concern tonight.

6. Vita Epifanio-Nicely, 16607 Chesterfield Farms Drive, Chesterfield, MO 63005, spoke as an individual noting the following:

- Her concern is the traffic, lighting, baseball diamonds, and noise pollution resulting from the proposed development.
- When she moved to Chesterfield Farms she was told the proposed site was to be residential, and now she is stunned to find out it is proposed to be commercial.
- A petition was given to the Commission indicating overwhelming opposition by residents of Chesterfield Farms to the proposed development.

SPEAKERS NEUTRAL:

1. Dennis Buchmiller, 268 Cheval, Chesterfield, MO 63005, spoke as an individual noting the following:

- In concept he believes that, as an adjacent property owner, he would be better off with a facility like the JCCA is proposing instead of apartments **if** items such as traffic, hours of operation, lighting, noise, etc. are addressed in the Conditional Use Permit.
- Would like to see the Conditional Use Permit contain the following conditions:
 - not allow outdoor lighting in the summertime after 9:00 p.m.;
 - there would be no lighted outdoor activities after 7:00 p.m. during the remainder of the year;
 - would like a commitment for traffic assistance at the traffic light, or wherever the entrance may be;
 - the JCCA provide outdoor security personnel during any time period in which there are more than the average amount of vehicles in the parking lot; and

- the JCCA provide security from dusk to dawn on the facility every night and/or be able to close off the entrance and the exit.

Chairman McGuinness directed that a copy of these conditions be provided to Phil Schreiber.

REBUTTAL

Chairman McGuinness asked Mr. Schreiber to respond to issues.

Mr. Schreiber stated he doesn't plan to stand here and rebut every single item that came up during discussion, but will do the best he can, at this point. He stated there are items that would be better addressed if they met with residents to address their concerns, rather than spending a long time discussing them here this evening.

Chairman McGuinness asked residents who spoke in opposition to meet with Mr. Schreiber and work out differences.

Mr. Phil Schreiber noted the following:

- The number of trips in peak time (7:00 a.m. to 8:00 a.m.) is 55. Many of these trips are people going in and then going right out, and are counted twice.
- There will be two (2) to three (3) mini buses having a capacity of twenty-eight (28) or thirty (30) kids, which will pick-up the kids at the local schools and drop them off at the JCCA for after school activities.
- Emotionally, this is an issue with the neighbors. Conditional Use Permits are allowed in the Residential District. No change in zoning is requested.
- According to the Land Use Plan, this area is considered part of the Urban Core, and he doesn't see anything wrong with the proposed use in an Urban Core.
- They never said they would rent out the facilities for people to play ball at night.
- With regard to the comment about strangers coming into the area - he asked the audience how many of them have lived in Chesterfield for at least five (5) years, and yet considered themselves strangers.
- One (1) project sign will be at the entrance.
- He would be happy to meet with Mr. Ummel to review the landscape plan once the petitioner actually has a landscape plan to submit to the City of Chesterfield.

- The petitioner welcomes input from residents of Chesterfield Farms.
- The JCCA plans to do what Mr. Ummel spoke about earlier.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner O'Brien noted that when the JCCA presented its plan along the Chesterfield Parkway earlier this year, she indicated she really liked the plan because the buildings were up against the road, with all parking in the back. The current plan does not look this way. She asked if he has considered putting the buildings closer to Baxter Road and hiding the parking from the neighbors.

Mr. Schreiber noted the reason was two-fold; one was to take in the topography, because there is a big drop-off from the front; the other was placing the buildings to the back of the site, rather than having this right up against Baxter Road, would keep the amount of noise/traffic generation to a minimum. He noted it works both ways, because Baxter Road is envisioned to be a five (5) lane road that will tie into the Airport Road and, at some point, maybe even into Highway 40. The petitioner doesn't want the buildings up against that particular roadway, and they did this as an accommodation to the residents.

Commissioner O'Brien inquired whether or not mini buses will be housed/parked on the property.

Mr. Schreiber noted they will not be housed on the property.

Commissioner O'Brien asked for a parking comparison between the proposed facility and the previously submitted Chesterfield Parkway site.

Mr. Schreiber noted it is probably very similar due to zoning requirements, as the facility, itself, is the same as proposed for the other site; however, the previous site was too small to accommodate parking. He noted the parking is proposed to eliminate off-site parking problems.

Mr. Casey inquired how the size and parking requirements of the proposed facility compare to the main facility on Schuetz Road, which is primarily in a residential area.

Mr. Schreiber noted the facility at Schuetz Road has approximately 12,000 members, and is over 200,000 square feet in size. The proposed facility would be one-half this size, and half the membership. Upon completion of Phase II of the proposed facility, there will be a maximum of 6,000 members. The YMCA has 13,000 members. He noted the zoning ordinance for the PEU which covers the entire site requires two (2) access points to be on Baxter Road, and no entrance or exit on to Wild Horse Creek. The ordinance also

requires these entrances be opposite the entrances to Chesterfield Farms to avoid a situation where you have people making left turns into one another. The petitioner is following the ordinance requirements with regard to the traffic flow and design of the entrances.

Mr. Levinson noted approval of the CUP is based upon four (4) simple points.

1. Is it consistent with good planning practices.
2. Can it be operated in a manner that is not detrimental to the permitted development and uses in the District.
3. Can it be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.
4. Are they deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of Chesterfield.

Mr. Schreiber stated, without a doubt, he can answer positive to all four (4) points. There are 10,000 Jewish people living in Chesterfield who we need this facility. They should have a facility to serve their population, just as the YMCA, Ascension Church, etc. serve part of the population. They have addressed the appearance of the building, in that it is a residential, suburban looking facility.

Councilmember Levinson indicated ten (10) home units per acre would be allowed for that property, and inquired whether the proposed facility would be visually compatible.

Mr. Schreiber stated he believes, visually, it's going to be much better (i.e., compared with a bunch of apartments spread out over that piece of ground).

Councilmember Levinson asked if the proposed facility could be operated in a manner not detrimental to permitted developments.

Mr. Schreiber stated, "absolutely." He also stated there has been some discussion among the opposition about people coming in and out, and he invited those persons to visit the current facility on Schuetz Road (i.e., look at the traffic flow and see people coming in and out at different times of the day).

Commissioner Kirchoff read the next portion of the "Opening Comments"

SHOW OF HANDS

<u>In Favor:</u>	131	<u>In Opposition:</u>	61	<u>Neutral</u>	7
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Commissioner Kirchoff read the remainder of the "Opening Comments."

Chairman McGuinness recessed the meeting at 8:43 p.m.

Chairman McGuinness reconvened the meeting at 8:56 p.m.

Commissioner Kirchoff **did not return to the meeting.**

APPROVAL OF THE MINUTES

Commissioner Domahidy made a motion to approve the minutes from the meeting of November 14, 1994. The motion was seconded by Commissioner McCarthy **and approved by a voice vote of 6 to 0.**

Commissioners Broemmer and Dalton **returned to the meeting.**

PUBLIC COMMENTS

1. Linda C. Aldridge, 244 Lehigh Meadows Drive, Chesterfield, MO 63005, spoke in opposition to the JCCA noting the following:
 - Baxter Road Extension is narrow, not even a two (2) lane road, without shoulders on either side. She doesn't see how that road is going to handle all the traffic for people going to and from work. She was told by the Mayor and Jones Construction Company that the City made them put in Baxter Road Extension and connect it to Wild Horse Creek Road, in conjunction with development of the subdivision.
 - She has no objection to the JCCA, except there is no place for the traffic. She noted Wild Horse Creek Road isn't going to be expanded within the next fifteen (15) years.
 - Her family chose to live in this area due to its close access to Highway 40; but, if they have to go through three (3) traffic lights in order to get to Wild Horse Creek Road, that's absurd.
 - Her concerns are regarding the traffic lights, bringing traffic on to Baxter Road, and the extension that isn't even wide enough to accommodate what little traffic there is now.

- She inquired regarding plans for widening of Chesterfield Airport Road, and noted that, if JCCA does go in where proposed, the intersection of Chesterfield Airport Road and Wild Horse Creek Road needs to be expanded.

Commissioner O'Brien asked for clarification of when Baxter Extension would be constructed to five (5) lanes.

Director Duepner noted the County Highway Department has indicated it would be two (2) to three (3) years. They are in the process of obtaining the right-of-way acquisitions, which have to be obtained before beginning construction of the roadway.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 22-94 City of Chesterfield Planning Commission**; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Home Day Care.

Joe Hanke, Planner II, requested action on this matter be **held** until the meeting of December 12, 1994, to allow the Department to seek concurrence from the City Attorney on the draft regulations.

A motion to **hold** was made by Commissioner McCarthy and seconded by Commissioner Casey.

COMMENTS/DISCUSSION BY COMMISSION

Councilmember Levinson noted St. Louis County just went through this, wrote an ordinance, etc., and inquired whether we are talking about something substantially different, re-inventing the whole wheel, etc.

Planner Hanke noted we are using the St. Louis County Ordinance as a model.

City Attorney Doug Beach noted we always attempt to take advantage of whatever work has been done previously.

The motion was approved by a voice vote of 8 to 0.

- B. P.Z. 23-94 Joseph and Edith Ernst (Goodyear Tire); "C-1" Neighborhood Business District and "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Chesterfield Parkway North, south of Olive Boulevard.

Joe Hanke, Planner II, summarized the issues being evaluated by the Department and requested this matter be **held** until the meeting of December 12, 1994. He further inquired whether the Commission had additional issues.

Commissioner Domahidy requested the compatibility of this land use with regard to the character of the Parkway be addressed.

Planner Hanke noted this will be addressed in the Department's report.

Commissioner O'Brien requested that, due to the many similarities between this proposal and the previous Dobbs proposal, she would like information regarding how the decision was arrived at on the Dobbs petition.

Planner Hanke inquired whether she would like a copy of the previous report.

Commissioner O'Brien noted she would, and is particularly interested in what the Commission had to say with regard to this area being a very important part of the Urban Core.

Chairman McGuinness noted that the report from the Commission to the Council would also be useful, not just the report of the Department to the Commission, because, as she recalls, the Department recommended **approval** and the Commission **denied** the request.

Commissioner O'Brien made a motion to **hold**. The motion was seconded by Commissioner Domahidy and was **approved** by a voice vote of 8 to 0.

- C. P.Z. 24-94 City of Chesterfield Planning Commission; a proposal to amend Section 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield.

Director Duepner summarized the report and Department's recommendation of **approval** of the amendment as outlined in Attachment "A."

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

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 8 to 0.

- D. P.C. 168, 167, 170 & 172-71 Sachs Properties (Chesterfield Village); request for amendment of Planned Environment Unit (PEU) in "R-1," "R-2," "R-3," "R-4," "R-5," "FPR-5," "R-6," "R-6A," and "R-8" Residence Districts Ordinance; southwest quadrant of Clarkson Road and U.S. Highway 40/61.

Director Duepner summarized the report and requested **approval of the amendment** as stated in the Department's report.

A motion to **approve** the Department's report was made by Commissioner Bly and seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Dalton inquired regarding the location of the various sites.

Director Duepner identified the sites.

Commissioner O'Brien inquired regarding the location of Baxter Road.

Director Duepner noted that, from the 1978 original Site Development Plan, Baxter Road is just a little east of the elementary school site. This is, in part, why the Department is recommending that a revised Site Development Plan be submitted depicting the actual location of the roads.

Councilmember Levinson noted concern regarding continued loss of good locations for City Hall.

Director Duepner noted that, absent an amendment to the ordinance, there would have to be provision for those school sites. Since we have the indication from the School District that they are not interested in the sites, that is the basis for the Department's recommendation. We are not recommending that any other provisions of the ordinance be revised at this time.

Councilmember Levinson noted his concern is that the site would not be designated for use as a community facility, noting he doesn't believe there are enough remaining community facility sites in the City. He believes the School District could change its mind in the future, and he is concerned that the amendment would mean that we have half of what the original proposal intended.

Commissioner Broemmer noted Director Duepner indicated the School District stated they have no use for the site, but Councilmember Levinson indicated that could change in the future.

Director Duepner referenced Dr. Peterson's letter which indicated that the School District is to be provided with a more desirable site outside the area affected by the governing ordinance.

City Attorney Beach noted that, if we are concerned about the possible loss of sites for community uses, we need to act now.

Director Duepner noted there is still designation on the Site Development Plan for a community center (i.e., the YMCA). He further noted the Site Development Plan has not been amended since 1978.

Councilmember Levinson noted the site is no longer available to the City, that it is high density commercial.

Director Duepner pointed out, in terms of the ordinance, the only issue here before the Planning Commission is for deletion of the requirement of five (5) acres to the Rockwood School District. He noted that if the ordinance is amended, and if they do submit the Final Site Development Plan, the issues relative to a community center and other facilities that are supposed to be required will still have to be reflected on that amended Site Development Plan. There will still be a requirement in the ordinance, unless it's deleted by action of the City Council, that there shall be one (1) community center located within the town center.

City Attorney Beach noted another aspect is that none of the area had been dedicated, and that is a concern. He further noted the overall issue is reducing the site by five (5) acres, and we need to look at site specific issues.

Commissioner Dalton requested clarification of Exhibit A with regard to road right-of-way, and inquired whether or not they plan to keep the elementary school site.

Director Duepner indicated the location of the roadway, and noted that site will go away in terms of being a possible school site. It would become part of a development for which the acreage was already included in the density calculations. They would not be allowed to build any more units on the "R-5" zoned parcel than the current ordinance

allows. This is part of the reason the Department believes we need to have a revised overall plan, as the road depicted on the plan ended up in another location.

Commissioner Dalton requested clarification of the location of the school site.

Director Duepner noted it falls in the area just south of the commercial piece that exists on the Wild Horse Creek Road which is split by the Baxter Road Extension. He noted the proposed school site could move, it was never a fixed site. He further noted that as part of the PEU requirement for school sites, the proposed school site is to be compatible with the generalized plan for school locations published by the School District. Therefore, if the school district has indicated they are not interested in a site, it tells us it is not compatible with their plan.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion was approved by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Bentley Place Subdivision**; Subdivision Record Plat in the "R-1" One-Acre and "R-1A" 22,000 square foot Residence Districts, with a Planned Environment Unit (PEU) Procedure; south side of Wild Horse Creek Road, west of Chesterfield Estates Drive.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to **approve** the Subdivision Record Plat, as proposed. The motion was seconded by Commissioner Domahidy and **approved** by a voice vote of 8 to 0.

- B. **P.Z. 26-93 Glen Novack/Redia McGrath (The Wedge)**; "C-8" Planned Commercial District Amended Site Development Plan; north of Old Olive Street Road at Chesterfield Airport Road.

Commissioner O'Brien, on behalf of the Site Plan Review Committee, made a motion to **approve** the Amended Site Development Plan. The motion was seconded by Commissioner McCarthy and **approved** by a voice vote of 8 to 0.

- C. **P.C. 164-83 Chesterfield Executive Park, Inc., and P.Z. 2-92 West County Soccer Club, Inc. (Chesterfield Executive Park, Lot 3, Chesterfield Small Engine Repair)**; Preliminary Architectural Elevations; east side of Cepi Drive, south of Chesterfield Airport Road.

Commissioner O'Brien noted, in general, the Committee looked very favorable upon this proposal. They felt the awnings on the front and side were a very nice enhancement; however, the Committee recommends changing the slope or design of the roof (i.e., deepening the pitch or putting a parapet around the front and part of the sides); moving the garage door from the north side to the south side; extending masonry at Wainscoat level, not only across the front, but down both sides; leaving the back blank; placing landscaping on the lot line; and take steps to avoid making this metal building look like a metal building (i.e., vinyl siding, wood siding, dryvit, etc.) to add some depth and architectural interest to the metal.

Chairman McGuinness noted the report would be **received and filed**.

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee** - No report.

C. **Site Plan/Landscape Committee**

Senior Planner Laura Griggs-McElhanon noted, in the very near future, they are going to take the Institutional Landscape Guideline draft to the Planning and Zoning Committee, as soon as their agenda allows. The Valley Guidelines were adopted last month, and will be mailed out to our list of people with our annual December mass mailing.

D. **Comprehensive Plan Committee**

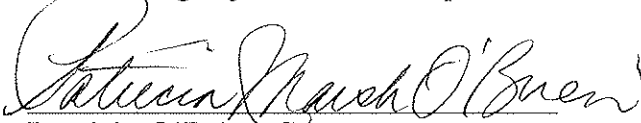
Committee Co-Chair Dalton noted there will be a meeting this Wednesday.

Senior Planner Laura Griggs-McElhanon reported there will be a West Area Study Committee Meeting Wednesday, November 30th, at 5:00 p.m., and a West Area Study Sub-Committee Meeting this Thursday, December 1st, at 5:00 p.m.

Chairman McGuinness noted that Mr. Casey is Chairman of the West Area Sub-Committee.

E. **Procedures and Planning Committee** - No report.

The meeting adjourned at 9:35 p.m.


Patricia O'Brien, Secretary

[MIN]11-28.094]