

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
November 24, 1997**



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

PRESENT

Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Robert Grant, Acting Chairman
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Douglas R. Beach, City Attorney
Teresa J. Price, Director of Planning
Mr. Jeremy Lochirco, Planning Technician
Mr. Timothy Reed, Planning Technician
Mr. Michael Walker, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Michael Casey
Mr. Charles Eifler
Chairman Rick Bly

INVOCATION - City Attorney Douglas R. Beach

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: None

APPROVAL OF THE MINUTES:

A motion to approve the minutes of November 10, 1997, was made by Commissioner Broemmer, seconded by Commissioner Yaffe and passes by a voice vote of 6 to 0.

PUBLIC COMMENT:

1. John Williams, 1136 Surrey Hills Drive, St. Louis, MO 63117, spoke in favor of P.Z. 25-97 West County Motor Sports.

NEW BUSINESS:

- A. P.Z. 25-97 John J. and Caroline A. Williams (West County Motor Sports); an amendment to an existing "C-8" Planned Commercial District; north side of North Outer Forty Road, 3,000 feet east of Boone's Crossing Street.

Planning Technician Tim noted revised comments (Attachment A) were given to the Commission tonight, and noted that he is available to answer questions.

COMMENTS/DISCUSSION BY COMMISSION

- The two (2) main changes to the revised "Attachment A" were identified as follows:
 1. page 2, 3. Structure Setbacks - (d) Two hundred and twenty feet; and
 2. page 3, 4. Parking Requirements - (b) One hundred and sixty feet;
- The landscaping would be reviewed at the time of Site Plan submittal.
- The outside storage areas were identified as being on the southeast portion of the main building, behind the main building, and in between the two (2) structures.
- All outside storage areas would have to be fenced and landscaped.

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

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

The motion passes by a vote of 6 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 164-83 Chesterfield Executive Park, Inc.**; "M-3" Planned Industrial District Site Development Section Plan, Architectural Elevations and Landscape Plan for Lot 3; located off Cepi Drive, south side of Chesterfield Airport Road, west of Long Road.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve this item. The motion was seconded by Commissioner McCarthy and passes by a voice vote of 6 o 0.

- B. **Wood Lake Subdivision**; Resubdivision Plat for Lot 4, Section 5 of Wood Lake Subdivision; "R-3" 10,000 square foot Residence District; east of Woods Mill Road, south of Land-O-Woods Drive.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve this item. The motion was seconded by Commissioner Layton and passes by a voice vote of 6 o 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 Yaffe, on behalf of the Site Plan Committee, made a motion to approve the "C-2" Shopping District Site Development Plan, Landscape Plan and Architectural Elevations with the following additions:

1. the entrance on the west be increased to thirty (30) feet; and
2. the Site Development Plan should be approved, subject to getting an appropriate easement for sanitary sewer connection.

The motion was seconded by Acting Chairman Grant.

COMMENTS/DISCUSSION BY COMMISSION

A motion to suspend the rules to allow the representative from the engineering company, Mr. Larry Wurm, to answer questions was made by Commissioner Dalton. The motion was seconded by Commissioner Layton and **passes by a voice vote of 6 to 0.**

Mr. Wurm, James Engineering, responded as follows:

- The Knoll's, developers of the project, and George Johannes, Architect for the project, met with the Trustees of Greenfield Village, presented the site plan and architectural plan, listened to comments and, for the most part, received a favorable response.
- The developers also met with the property owners immediately to the east (George Eble) and with a resident west of the subject site, and received a favorable response.
- The project would have a buried detention system (i.e., would pipe stormwater runoff into the detention system, and then it would be piped to the closest storm sewer in the closest subdivision). This seemed to appease the neighbors, in that the project would not add anything on the ground into their subdivision.
- A storm sewer would need to be installed in public easements (i.e., some of the over growth in the rear of the properties within the easements would need to be removed). The developer is not proposing to plant any landscaping over it, other than to seed and straw the trench area where they have to make their excavation.
- The developers did not meet with trustees of Westbury Manor, as they felt this subdivision was not affected since it is located so far to the east.

The motion to approve the request failed by a voice vote of 4 to 2, with Commissioners' Broemmer and Dalton voting no.

Acting Chair Grant noted that since there are ten (10) members of the Planning Commission, six (6) members have to vote in favor of an item in order for it to pass.

IX. COMMITTEE REPORTS:

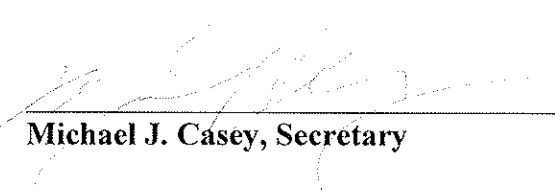
- A. Ordinance Review Committee - No report**
- B. Architectural Review Committee - No report**
- C. Site Plan/Landscape Committee - No report**
- D. Comprehensive Plan Committee**

Director Teresa Price noted the Planning and Zoning Committee is sending the Comprehensive Plan recommendations back to the Planning Commission for reconsideration/re-evaluation of two (2) items.

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

A motion to adjourn was made by Commissioner Layton, seconded by Commissioner Broemmer and passes by a voice vote of 6 to 0.

The meeting adjourned at 7:26 p.m.



Michael J. Casey, Secretary

[MIN11-24.097]