

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
NOVEMBER 22, 1993



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

PRESENT

Mr. Fred Broemmer
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Barbara McGuinness
Mr. Douglas R. Beach, City Attorney
Councilmember Susan Clarke
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Mary Brown

INVOCATION: - Jerry Duepner, Director of Planning

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Broemmer read the "Opening Comments."

- A. P.Z. 28-93 Caplaco Seven, Inc.; a request for a Conditional Use Permit in the "C-2" Shopping District for a 4200 square foot veterinary clinic located within a 11,327 square foot tenant space at 64 Seasons Shopping Center, within the Four Seasons Shopping Center, south side of Olive Street Road, west of Woods Mill Road (Locator No: 16Q220283).

Toni Hunt, Planner II gave a slide presentation of the proposed site and surrounding area.

Mr. Dan Capps, Capitol Land Company, stated he is requesting a Conditional Use Permit for veterinarian office use at Four Seasons Shopping Center, zoned "C-2." He then introduced the Veterinarian, Dr. Dave Kersting, to explain the request.

Dr. Dave Kersting, DVM, made the following presentation:

- He graduated in 1987 from the University of Missouri College of Veterinary Medicine, and practiced for three (3) years at Chesterfield Veterinary Clinic. During those three (3) years he developed a bird practice called "Bird Medicine and Surgery."
- In July of 1990, he incorporated and assumed ownership at Creve Coeur Animal Hospital in order to expand his working space. His practice experienced a growth of forty percent (40%), over six (6) years. Therefore, he is looking for a store-front lease to expand his clinic.
- His clinic is incorporated as D&D Veterinary Clinic (this stands for Dot and Dave). His wife is co-owner of the clinic, and also works at the clinic as a receptionist and technician.
- Bird Medicine and Surgery is a ninety percent (90%) bird practice. They average fifteen (15) bird patients per day, with over 3500 active clients.
- He currently employs two (2) full-time technicians and one (1) part-time kennel person. With the move to Chesterfield, he will hire one (1) full-time receptionist, and one (1) full-time technician.
- Over fifty percent (50%) of his clients come from outside the West County area, drawing clients from all parts of Missouri, Illinois, Arkansas, Kentucky, and Iowa.
- Forty percent (40%) of his new clients come from referrals from other veterinarians in the St. Louis area.
- His patients include pet parrots, ducks, swans, other water fowl, chickens and turkeys, peacocks, hawks, owls, wild song birds, ostriches and emus (which don't come into the clinic), etc.
- His clinic does volunteer work for the Peking Duck Fund, Wild Bird Rehabilitation, and the Missouri Wildlife Rescue Center.
- His clinic is also a participant in the National AVM Emergency Network, in the event of an environmental disaster.

- He did an internship in Houston, Texas at a bird hospital, and will be sitting for Boards in 1995, for Board Certification in AVM Medicine.
- He was the veterinarian in charge for Purina Mills Bird Research Center in Grey Summit, from 1988 to 1991. This was a facility of 2,000 birds.
- He devotes much time and energy in educating the public on bird care. He lectures for three (3) St. Louis bird clubs, the Delta Society's National Convention, the St. Louis Zoo, and local cable shows, as well as pet shops.
- He conducted an education series at the Purina Mills Research facility.
- He has lectured on bird medicine at Jefferson College's Veterinary Technician Programs, and is currently lecturing at the University of Missouri Veterinary School to pre-veterinary students and third and fourth year veterinary students. He writes a bird section for the Vector Newsletter, a continuing education newsletter published by the University of Missouri Veterinary School for veterinarians across the country.
- He just volunteered for the Veterinary Aqua Center located in Town and Country; and will be a consultant for the Amazon River project which will house a variety of native bird species. In addition to consulting on medical aspects, he will be involved in teaching, research and developing educational programs for the local schools and adult education.
- He communicated with residents living behind the proposed clinic, as well as Mr. Bruce Smith (one of the Four Seasons Trustees).
- He has plans for a 2100 square foot veterinary clinic. The proposal tonight for 4200 square feet is, basically: in case of expansion in the future; and in case of moving the clinic a few feet one way or another.

COMMENTS/DISCUSSION BY COMMISSION

- The practice is a ninety percent (90%) bird practice, with approximately 200 active dog and cat clients. The clinic will also service animals such as rabbits, guinea pigs, gerbils, etc.
- The main front sign will say "Veterinarian."
- The clinic will have a retail section in the 20' x 20' waiting room, which will include AVM products.

- The proposed clinic will board the birds. There is a hospital bird room, a hospital dog and cat room, as well as a separate board room for the birds.
- There will be no sale of birds.
- Dr. Kersting would like to receive permission from the City to place a small sign in the window of the clinic that would say "Bird Medicine and Surgery."
- The location was chosen for its visibility to the road. In order for the sign to be visible also, he believes it should have fewer, but larger letters (i.e., "Veterinarian" instead of "Bird Medicine and Surgery"). They chose "Veterinarian" because it says exactly what they do.
- No special arrangements are necessary for waste and by-products. The clinic utilizes stainless steel dog and cat cages that are enclosed on all sides but the front face. The clinic has a good disinfecting program. Removal of the waste does not require any special kind of handling, other than disinfecting for the safety of one patient after another. The clinic in Creve Coeur has air filters in each room.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS NEUTRAL - None

REBUTTAL - Waived

Chairman McGuinness asked Mr. Capps if Capitol Land has plans to give the Four Seasons Shopping Center a face-lift anytime soon.

Mr. Capps said they have been looking at it ever since they bought it, and one day they will do something.

Commissioner Broemmer read the remainder of the "Opening Comments."

SHOW OF HANDS

IN FAVOR 10 IN OPPOSITION 0 NEUTRAL 0

APPROVAL OF THE MINUTES

Commissioner Scruggs made a motion to approve the minutes from the meeting of November 8, 1993. The motion was seconded by Commissioner Domahidy and passed by a voice vote of 8 to 0.

PUBLIC COMMENTS: - None

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 18 & 19-93 Nooning Tree Partnership; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit Procedure in the "R-3" 10,000 square foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Senior Planner Laura Griggs-McElhanon stated the Department recommends this item be held pending submittal of a plan.

Senior Planner Mc-Elhanon noted the following for informational purposes.

Last week there was a meeting of the Parks, Recreation and Arts Citizen Advisory Committee. At that meeting interest was expressed in a wooded site behind the Shenandoah Elementary School, which is part of the subject petition. The Staff was asked by the Committee to discuss concerns and interests raised by the Citizens Advisory Committee with the petitioner. Staff will conform with this request.

Commissioner Domahidy made a motion to hold this request. The motion was seconded by Commissioner Sherman and passed by a voice vote of 8 to 0.

- B. P.C.108-84 Barken & Dubinsky (Valley Center); request for amendment of "C-8" Planned Commercial District Ordinance; south side of Chesterfield Airport Road, east side of Valley Center Drive.

Toni Hunt, Planner I, presented the request and the Department's recommendation of approval of the outdoor display of merchandise subject to Planning Commission approval of type and location of display. She noted the Department's recommendation of Conditions, as stated in the report. In addition to the two (2) recommendations, as stated in the Staff's report, in keeping with past Planning

Commission actions, the Department recommends the addition of a condition requiring a Landscape Maintenance Bond. If approved, the current proposal would not require establishment of the Landscape Maintenance Bond. This requirement will bring the ordinance up to current standards of "C-8" Districts.

COMMENTS/DISCUSSION

- The petitioner will have to come back to the Commission to acquire approval of a site plan showing the particulars of the type and location of display equipment.

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

COMMENTS/DISCUSSION BY COMMISSION

- The petitioner has provided new landscaping recently.

The original motion was amended to include the requirement of a Landscape Maintenance Bond.

- The Landscape Maintenance Bond would be required if the building were destroyed and rebuilt.
- The safety of the outdoor display equipment was discussed (i.e., type, location and means of erection). It was noted that safety of the equipment is the sole responsibility of the owner of the equipment.

Councilmember Clarke stated that the Councilmembers she polled today were in favor of this request. She noted there are several businesses that have had, for many years, outdoor display of playground equipment (i.e., K-Mart, Venture, etc.), and they make provisions regarding safety.

Upon a roll call the vote on the original motion, with amendment, was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes.

The motion passed by a vote of 8 to 0.

- C. P.Z. 5,6 & 7-93 Hayden Company (Somerset); request for amendment of Planned Environment Unit in "R-1A" 22,000 square foot Residence District and "R-2" 15,000 square foot Residence District Ordinance; north side of Wild Horse Creek Road, east of Long Road.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommendation that Condition 4(1) of Ordinance No. 788 be amended to read: "Provide one (1) street stub to adjacent property to the west, as directed by the Department of Public Works and the Department of Planning."

A motion to approve the Department's recommendation was made by Commissioner Kirchoff. The motion was seconded by Commissioner Dalton and approved by a **voice vote of 8 to 0.**

- D. Memorandum from the Director of Planning concerning proposed 1994 Meeting Schedule.

Director Duepner pointed out that the proposed meeting schedule coincides with the City Council schedule which will meet only once in June, July and August. The proposed Planning Commission meeting dates are set so that items can flow from the Planning Commission on to the Council when they meet during those months.

A motion to approve the Proposed 1994 Schedule for Planning Commission Meetings was made by Commissioner Dalton and seconded by Commissioner Sherman. **The motion passed by a voice vote of 8 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Baxter Road Extension (Chesterfield Farms); Road Dedication and Easement Plat; south side of Wild Horse Creek Road, west of Santa Maria Drive.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Road Dedication and Easement Plat. The motion was seconded by Commissioner Broemmer and passed by a **voice vote of 8 to 0.**

Chairman McGuinness stated she received a call from Mr. John Langa, Executive Director of the Chesterfield Community Development Corporation (CCDC). That group has met with the City Council and would like a similar meeting with the Planning Commission. The CCDC is looking for dialogue with the Commission on what they are looking for in terms of the Comprehensive Plan and how the Commission views development.

Director Duepner suggested the meeting be held before the December 13th Planning Commission Meeting, at 5:30 p.m.(in lieu of a Site Plan Committee Meeting). The site plans on the agenda for that meeting could be reviewed during the Planning Commission Meeting, after the "New Business" portion, by the Site Plan Committee of the Whole.

The meeting was set for December 13, 1993, at 5:30 p.m., in the City Council Conference Room.

COMMITTEE REPORTS

A. Ordinance Review Committee

Director Duepner stated the Committee is working towards presenting its recommendations on the Sign Ordinance revisions to the Commission at the December 13th Meeting.

B. Architectural Review Committee

Committee Chair O'Brien gave the following report.

The Architectural Review Committee is submitting tonight, Design Guidelines for your information prior to forwarding them to the Planning and Zoning Committee for review and comment. By way of background, last year "Draft Guidelines" were submitted for comment to: The American Institute of Architects and the Home Builder's Association. Their comments returned concerned: building addition and new construction ratio; strengthening the language in some parts of the Guidelines; the appropriate place to reference landscape, signage and stormwater guidelines; lighting; the use of examples for clarification; and the appropriateness of the review of single-family residences that abut non-subdivision streets. Each of these comments throughout the process this year were considered and resolved, they believe, to the Committee's satisfaction. The Committee considers these Guidelines to be very flexible, and hope they will be viewed as helpful to the development community.

The Guidelines have been referred to the Planning and Zoning Committee for review and comment. After their review, it will be brought back to the Committee to review and present to the Commission.

Director Duepner noted he will place this item on the P & Z Agenda for its next meeting on Thursday, December 9th, at 5:45 p.m. It was requested that Committee Chair O'Brien attend this P & Z Committee Meeting.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported as follows:

The draft of the Chesterfield Valley Landscape Guidelines was sent out to various community organizations as of Friday, last week, for their comment. The Committee is continuing its work on the Guidelines for Institutional development. The next meeting will be November 29th, at 4:00 p.m.

D. Comprehensive Plan Committee

Committee Co-Chair Dalton reported as follows:

The Committee met, but did not have a quorum. The Committee decided to meet again on December 1, 1993, at 5:00 p.m., at which time the Committee will make some continued progress.

Committee Co-Chair Domahidy reported the following:

The Committee discussed two (2) main issues: 1) what should be the geographic scope of this study; and 2) what process we should utilize.

E. Procedures & Planning Committee - No report.

Commissioner Kirchoff inquired about the Architectural Committee Meeting Summary re: "It was agreed by the Committee not to pursue any further the critique of projects by the Washington University Faculty and School of Architecture." He asked if this is because the need for that has abated, or because the critique that was received was judged worthless, etc.

Committee Chair O'Brien responded they essentially declined to provide suggestions, recommendations, etc. In the interest of not imposing our personal tastes on the development committee, the Committee elected to exclude examples. Jamie Cannon had suggested, several months ago, the Washington University Faculty be included. He was going to pursue this, however, this did not occur. It is her understanding that they were going to preserve this avenue, in the event the Commission wished to utilize this in the future.

The meeting adjourned at 7:52 p.m.



Walter Scruggs, Secretary

[MIN11-22.093]