

**CORRECTED**  
**PLANNING COMMISSION**  
**OF THE CITY OF CHESTERFIELD**  
**AT CHESTERFIELD CITY HALL**  
**October 28, 2002**

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

**I. PRESENT**

Mr. Fred Broemmer  
Mr. Mike Kodner  
Mr. Dan Layton, Jr.  
Ms. Stephanie Macaluso  
Ms. Rachel Nolen  
Mr. B. G. Wardlaw  
Chairman Victoria Sherman  
Mr. Doug Beach, City Attorney  
Mayor John Nations  
Ms. Jane Durrell, Council Liaison  
Ms. Teresa Price, Director of Planning  
Ms. Barbara Weigel, Senior Planner  
Mr. David Bookless, Project Planner  
Mr. Mike Hurlbert, Project Planner  
Mr. John Wagner, Project Planner  
Ms. Kathy Lone, Planning Assistant

**ABSENT**

Mr. David Banks  
Mr. Jerry Right

**II. INVOCATION:** Commissioner Wardlaw

**III. PLEDGE OF ALLEGIANCE:**

Chairman Sherman recognized the attendance of Mayor John Nations and Council Liaison Mary Brown (Ward IV).

**IV. PUBLIC HEARINGS:**

Commissioner Nolen read the first portion of the 'Opening Comments.'

- A. **P.Z. 23-2002 Sona Travel:** A request for a "Commercial Service Procedure" within an "R-2" Residential District for a .45 acre tract of land located on the north side of Olive Boulevard, west of River Valley Drive. (Locator Number: 16Q-23-0343).

Permitted Uses:

Professional, business, government or institutional office uses, including medical offices/clinics, but excluding banks.

Retail services of a business or educational nature, such as studios, tailors, or similar service facilities. There shall be no sale of any goods at retail or wholesale, except for accessory retail sales in association with a specific service.

Proposed Use:

Travel agency

Senior Planner Barbara Weigel gave a power point presentation showing the subject site and surrounding area for **P.Z. 23-2002 Sona Travel.**

1. Mr. Jay Mueller, 13422 Woodstle Court, St. Louis, MO 63128, representing petitioner of **P.Z. 23-2002 Sona Travel**, stated the following:

- House has been in disrepair for several years and the petitioner intends for a complete restoration both interior and exterior;
- All parking will be in the rear;
- The driveway will be widened so there could be both a car entering the site and exiting at the same time;
- Petitioner wants to put in a travel agency with business hours of 9:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturdays;
- Driveway will be paved all the way to the rear of the building;
- Signage will be an 18" x 24" sign.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Charles Manus, 84 River Bend Drive, Chesterfield, MO 63017, speaking in opposition to **P.Z. 23-2002 Sona Travel;**

- Speaker stated that he lives directly north of the subject site;
- Speaker stated that he wants this house to stay residential.

2. Mr. Bill Bird, 144 Ridgcrest Drive, Chesterfield, MO 63017, President of the River Bend Association and speaking in opposition to **P.Z. 23-2002 Sona Travel**;

- Speaker stated that the River Bend Association believes that each business should be specifically approved for a Commercial Service Procedure (CSP) and any subsequent business in the same location should receive specific approval by the City;
- Speaker stated that there should be a moratorium on Commercial Service Procedure (CSP) approvals.

SPEAKERS – NEUTRAL – None

REBUTTAL – None

Ms. Weigel stated that the following issues would be reviewed and addressed:

- Paving of the driveway to the rear of the building;
- Signage;
- Issue of Commercial Service Procedures (CSP) in general.

Commissioner Broemmer expressed concern with the commercial use along Olive Boulevard.

Chairman Sherman stated that **P.Z. 23-2002 Sona Travel** would not need to go to the Architectural Review Board (ARB) for review.

**Commissioner Nolen read the closing portion of the ‘Opening Comments.’**

## V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the October 14, 2002 Meeting Minutes, as corrected. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 7 to 0.

## VI. PUBLIC COMMENT -

1. Mr. Glenn S. Mazuranic, 10777 Sunset Office Drive, St. Louis, MO 63127, engineer and speaking in favor of **P.Z. 18-2002 Randall Stegmann**;

- Speaker stated that the petitioner has added six (6) pine trees to the landscaping on the west side of the property;
  - Speaker stated that houses in Commercial Service Procedures (CSP) remain residential in appearance.
2. Mr. Randall Stegmann, 13830 Olive Boulevard, Chesterfield, MO 63017, petitioner for **P.Z. 18-2002 Randall Stegmann;**
    - Speaker stated that the house cannot be used as a residence because of the noise on Olive Boulevard.
  3. Mr. Art Henn, 37 Shady Valley Drive, Chesterfield, MO 63017, speaking on **P.Z. 18-2002 Randall Stegmann;**
    - Speaker stated that he would like all businesses reviewed when they apply for Commercial Service Procedures (CSP).
  4. Mr. Joe Wiedemeier, 1600 Heritage Landing, St. Charles, MO 63303, architect and speaking in favor of **Autotire (River Crossings, Lot 3);**
    - Speaker stated that he was present to answer questions.
  5. Mr. Rich Musler, Musler Engineering Company, 32 Portwest Court, St. Charles, MO 63303, engineer for **Autotire (River Crossings, Lot 3);**
    - Speaker stated that he was present to answer questions.
  6. Mr. Gene Latham, 5704 Natural Bridge, St. Louis, MO 63126, Owner of Autotire and speaking for **Autotire (River Crossings, Lot 3);**
    - Speaker stated that there are 21 retail Autotire stores in the metropolitan area.
  7. Mr. Jerry Duepner, 16640 Chesterfield Grove, Chesterfield, MO 63005, petitioner and speaking in favor of **Monarch Trace (formerly Lydia Hill);**
    - Speaker stated that he was present to answer questions.
  8. Ms. Tracy Knoblach, 2310 Blue Hill Road, Chesterfield, MO 63017, speaking neutral to **P.Z. 11-2002 City of Chesterfield;**
    - Speaker stated that she owns property at the corner of Kehrs Mill Road and Wild Horse Creek Road, across from the Mobil station and east of Kehrs Mill Road;
    - Speaker stated that she would like this area to be considered for light retail.

## VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **River Crossing Re-Subdivision**: a re-subdivision plat of "Tract E", a 4.80 acre Planned Commercial District located on the north side Chesterfield Airport Road west of Boones Crossing, across from Public Works Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Re-Subdivision Plat for **River Crossing**. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 7 to 0.

- B. **River Crossings – Lot 2 (Retail)**: Site Development Section Plan, Landscape Plan and Architectural Elevations for a 1.7-acre tract of land in a 15.8-acre "PC" Planned Commercial District located on the north side of Chesterfield Airport Road across from Public Works Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Landscape Plan and Architectural Elevations for **River Crossings – Lot 2 (Retail)** with the addition of the Architectural Review Board (ARB) recommendations and Lot 2's landscape plan along Chesterfield Airport Road to be more like and coordinate with the landscape plan of Lot 3, River Crossing. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 7 to 0.

- C. **Autotire (River Crossings, Lot 3)**: Site Development Section Plan, Architectural Elevations, and Landscape Plan for an automobile care facility on a 1.1 acre tract of land, zoned PC Planned Commercial District, located north of Chesterfield Airport Road, across from Public Works

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for **Autotire (River Crossings, Lot 3)** with the addition of the following Architectural Review Board (ARB) recommendations: 1. The HVAC unit should be screened with plantings and perforated brick screening on the west side; 2. The planting area width on and around the HVAC equipment should be increased to accommodate additional plantings on the west side of the unit; 3. Four large specimen evergreen trees should be substituted for evergreen shrubbery; 5. The landscape plan should be similar to the 'alternate landscape plan' presented to the ARB, and 6. Signage should be in accordance with the sign regulations. The motion was seconded by Commissioner Wardlaw and **passes** by a voice vote of 7 to 0.

- D. **Goddard Daycare Center**: Amended Site Development Section Plan for Outlot 2 of the Chesterfield Business Park, a "PI" Planned Industrial District, located east of Chesterfield Business Parkway, south of Chesterfield Airport Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Section Plan for **Goddard Daycare Center (Outlot 2)** with the condition of only increasing the lot size for Outlot 2 and all previous conditions on the original Site Development Section Plan are still in force. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 7 to 0.

- E. **Monarch Trace (formerly Lydia Hill)**: Amended Site Development Plan for a residential development of four, twenty-four unit condominium buildings on a 14.81-acre tract of land in a R-5 Residential District with a PEU, located on Lydia Hill Drive, across from Central City Park.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Plan for **Monarch Trace (formerly Lydia Hill)**. The motion was seconded by Commissioner Layton and **passes** by a voice vote of 7 to 0.

- F. **Nooning Tree Addition – Village A**: a Record Plat for a 16.664 acre tract of land zoned “R-3” Residence District with a PEU, located south of Olive Boulevard and west of White Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Nooning Tree Addition – Village A**. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 7 to 0.

- G. **Nooning Tree Addition – Village B**: a Record Plat for a 13.512 acre tract of land zoned “R-3” Residence District with a PEU, located south of Olive Boulevard and west of White Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for **Nooning Tree Addition – Village B**. The motion was seconded by Commissioner Broemmer and **passes** by a voice vote of 7 to 0.

## VIII. OLD BUSINESS -

- A. **P.Z. 14-2002, The Fred M. Kemp Foundation**: A request by The Fred M. Kemp Foundation and the JPR Corporation to change the zoning from "NU and M-3" to PC (Planned Commercial) for a 5.104 acre tract of land located on the north side of Chesterfield Airport Road. (parcel 17T140198 and portions of parcel 17T230991).

Proposed Uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- (uu) Vehicle service centers for automobiles

Ancillary uses:

- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages;
  - (iii) Confections.
- (l) Cafeterias for employees and guests only
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

Senior Planner Barbara Weigel gave an overview of **P.Z. 14-2002, The Fred M. Kemp Foundation**. Ms. Weigel stated a change has been made to Attachment A, page 5, VII. SPECIFIC CRITERIA, Parking and Loading Requirements, 3. and 4. will read:

3. Auditoriums, theaters, meeting rooms and places for public assembly” (page 224, Section 1003.165B of the Zoning Ordinance)

***Parking standard: 1 space for every 4 seats***

4. Community centers and private, not-for-profit recreation centers, including gymnasiums and indoor swimming pools’, (page 225, Section 1003.165B of the Zoning Ordinance)

***Parking standard: 3 1/3 spaces per 1,000 sq. ft.***

Commissioner Nolen made a motion to approve **P.Z. 14-2002, The Fred M. Kemp Foundation**, subject to the above correction in Attachment A. The motion was seconded by Commissioner Macaluso.

General discussion followed concerning the wickets.

Commissioner Nolen made an amendment to the motion to delete ‘wickets’ from Attachment A on the following:

Page 1, II. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, A. 2. ~~The location and design, including height, width, style, and materials of the wickets shall be presented to the Planning Commission for final approval.~~

Page 7, VII. SPECIFIC CRITERIA, Architectural elevations, 18. ~~The developer shall submit elevations, materials, and design features of the wickets to the Planning Commission for final approval.~~

The amendment to the motion was seconded by Commissioner Layton.

**Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Wardlaw, yes; Chairman Sherman, yes.**

**The amendment to the motion passes by a vote of 7 to 0.**

Commissioner Nolan made an amendment to the motion to have 3 1/3 parking spaces per 1,000 square feet not exceeding 26,000 square feet for community centers and private, not-for-profit recreation centers, including gymnasiums and indoor swimming pools', (page 225, Section 1003.165B of the Zoning Ordinance), one (1) space for every four (4) seats not exceeding 200 seats for auditoriums, theaters, meeting rooms and places for public assembly" (page 224, Section 1003.165B of the Zoning Ordinance) and one (1) space for each employee at the restoration building not exceeding two (2) spaces. The amendment to the motion was seconded by Commissioner Macaluso

**Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Chairman Sherman, yes.**

**The amendment to the motion passes by a vote of 7 to 0.**

Vote on **P.Z. 14-2002, The Fred M. Kemp Foundation**, as amended.

**Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Wardlaw, yes; Commissioner Broemmer, yes; Commissioner Kodner, yes; Chairman Sherman, yes.**

**The motion, as amended, passes by a vote of 7 to 0.**

- B. P.Z. 18-2002 Randall Stegmann:** A request for a "Commercial Service Procedure" within an "R-2" Residential District for a 1.17 acre tract of land located on the south side of Olive Boulevard, approximately 100 feet east of Westbury Drive (Locator Number 16Q 14- 0501).

Permitted Uses:

Professional, business, government or institutional office uses, including medical offices/clinics, but excluding banks.

Retail services of a business or educational nature, such as studios, tailors, or similar service facilities. There shall be no sale of any goods at retail or wholesale, except for accessory retail sales in association with a specific service.

Senior Planner Barbara Weigel gave an overview of **P.Z. 18-2002 Randall Stegmann**.

Commissioner Macaluso made a motion to approve **P.Z. 18-2002 Randall Stegmann** with the following changes to Attachment A: Page 5, III. **SITE DEVELOPMENT PLAN – SPECIFIC CRITERIA**, A. Miscellaneous, :

1. ~~Trash enclosures: All exterior trash areas shall be enclosed with a six (6) foot high sight proof fence. The location, elevation and material of any trash enclosures shall be as approved by the Planning Commission on the Site Development Plan.~~

6. The businesses occupying the premises shall maintain normal business hours of operation, and hours of operation shall occur between ~~7:00 a.m.~~ **8:00 a.m.** and ~~11:00 p.m.~~ **8:00 p.m.**

Upon a roll call the vote was as follows: Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Wardlaw, yes; *Commissioner Broemmer*, no; Commissioner Kodner, yes; Commissioner Layton, yes; Chairman Sherman, yes.

The motion passes by a vote of 6 to 1.

- C. **P.Z. 11-2002 City of Chesterfield**: A proposal to amend and update the entire City of Chesterfield Comprehensive Plan to include changes to existing uses, proposed uses, and new uses for the entire geographic area of the City.

Director of Planning Teresa Price gave an overview of **P.Z. 11-2002 City of Chesterfield**.

The Planning Commission and Ms. Price reviewed changes to the Comprehensive Plan.

Chair Sherman stated that **P.Z. 11-2002 City of Chesterfield** would be held until all issues were reviewed and addressed.

**IX. NEW BUSINESS - None**

**X. COMMITTEE REPORTS:**

- A. Committee of the Whole**
- B. Ordinance Review Committee**

Commissioner Broemmer asked that the discussion of Commercial Service Procedures (CSP's) be added to the list of items to be reviewed by the Ordinance Review Committee.

- C. Architectural Review Committee**

Ms. Price stated that an Architectural Review Committee meeting would be held Tuesday, November 12, 2002, at 8:30 a.m. at City Hall.

- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Architectural Review Board Update**
- H. Landmarks Preservation Commission**

The meeting unanimously adjourned at 9:45.m.

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Jerry Right, Secretary

