

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 22, 2001

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

I. PRESENT

ABSENT

Mr. Fred Broemmer

Mr. Mike Kodner

Mr. Dan Layton, Jr.

Ms. Stephanie Macaluso

Ms. Rachel Nolen

Mr. Jerry Right

Ms. Victoria Sherman

Mr. B. G. Wardlaw

Chairman David Banks

Mr. Doug Beach, City Attorney

Mayor John Nations

Mr. Charlie Scheidt, Council Liaison

Ms. Teresa Price, Director of Planning

Ms. Barbara Weigel, Senior Planner

Mr. David Bookless, Project Planner

Mr. Paul DeLuca, Project Planner

Mr. Mike Hurlbert, Project Planner

Mr. John Wagner, Project Planner

Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Sherman

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Mayor John Nations and Council Liaison Charlie Scheidt (Ward IV).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Nolen made a motion to approve the October 8, 2001 Meeting Minutes. The motion was seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

1. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for P.Z. 43-1999 SSM Health Care Central Region;

- Speaker gave an overview of the process since this petition was submitted.

2. Mr. Donald Kennedy, 10 South Broadway, Suite 2000, St. Louis, MO 63102, speaking in favor of P.Z. 43-1999 SSM Health Care Central Region;

- Speaker stated that he was present to answer questions.

3. Ms. Julie Nolfo, 1830 Craig Park Court, St. Louis, MO, traffic engineer for P.Z. 43-1999 SSM Health Care Central Region;

- Speaker stated that she was present to answer questions.

4. Mr. Tony Soukenik, 1015 Locust, #800, St. Louis, MO 63101, speaking in favor of P.Z. 27-2001 American Ready Mix Company;

- Speaker asked that P.Z. 27-2001 American Ready Mix Company be approved to move forward to site plan stage;

5. Mr. Ted Kiernstra, Jr., speaking in favor of P.Z. 27-2001 American Ready Mix Company;

- Speaker stated that concrete ready mix plants and batch plants are the same.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Spirit Trade Center, Lot 8 – Site Development Section Plan: Site Development Section Plan, Architectural Elevations and Landscape Plan, for a 1-acre tract of land in the "M-3" Planned Industrial District located at 17813 Edison Avenue, between Spirit Drive and Trade Center Boulevard.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Architectural Elevations and Landscape Plan for Spirit Trade Center, Lot 8 including the Architectural Review Board's (ARB) recommendations and the understanding that the Fire District's comments will be

adhered to. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

B. Chesterfield Airport Center, Lot A: Site Development Plan and Landscape Plan for a new retail/business building on a 3.3 acre tract of land, zoned "PC" Planned Commercial District located on Caprice Drive, north of Chesterfield Airport Road and east of Long Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan for Chesterfield Airport Center, Lot A including the Architectural Review Board's (ARB) recommendations. (The Landscape Plan is to return to the Planning Commission with revisions.) The motion was seconded by Commissioner Macaluso and passes by a voice vote of 9 to 0.

C. Nooning Tree Addition: Site Development Plan and Landscape Plan for residential development of attached and detached homes on a 30.47 acre tract of land, zoned "R-3" 10,000 Square Foot Residence District with a Planned Environment Unit (PEU) Special Procedure, located on the south side of Olive Boulevard and west of White Road.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan and Landscape Plan for Nooning Tree Addition provided that the fire lane is gated and approved by the Chesterfield Fire District and the City of Chesterfield. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

D. #6 McBride and Sons Corporate Center: Request for approval for a revised monument sign.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends denial of the monument sign in its present location for #6 McBride and Sons Corporate Center. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS

A. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. (Locator Numbers: 18S22-0171, 18S22-0148, 18S22-0061)
Permitted Uses:

A. The uses allowed in this "PC" Planned Commercial District shall be:

1. Associated work and storage areas required by a business, firm, or service to carry on business operations;
2. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly;
3. Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections;
4. Barber shops and beauty parlors;

5. Bookstores;
6. Cafeterias for employees and guests only;
7. Child care centers, nursery schools, and day nurseries;
8. Dry cleaning drop-off and pick-up stations;
9. Film drop-off and pick-up stations;
10. Financial institutions;
11. Hospitals;
12. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning;

13. Medical and dental offices;
14. Offices or office buildings;
15. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours;
16. Public utility facilities;
17. Recreational facilities consisting of an outdoor exercise path;
18. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith;
19. Restaurants, sit down;
20. Permitted signs (See Section 1003.168 'Sign Regulations');
21. Souvenir shops and stands, no including any zoological displays, or permanent open storage and display of manufacturing goods;
21. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises;

Restrictions

1. Uses 4,5,7,8,9,10,19,21 & 22 above are only permitted as ancillary uses and shall be located either in the hospital structure or in one of the medical office buildings. They are not permitted as the only use in a freestanding building.
2. The indoor sale of motor vehicles is prohibited.

Senior Planner Barbara Weigel gave an overview of P.Z. 43-1999 SSM Women's Health Care Central Region.

Commissioner Nolen made a motion to approve P.Z. 43-1999 SSM Women's Health Care Central Region. The motion was seconded by Commissioner Layton.

Commissioner Wardlaw encouraged the petitioner to select an architect who would exercise the maximum in imagination to recognize and make use of the amenities of the proposed site.

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 Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Banks, yes.

The motion was approved by a vote of 9 to 0.

B. P.Z. 35-2000 McBride and Sons; a request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for 2.816 acres of land located north of Chesterfield Airport Road, west of Boone's Crossing. (Locator Number 17V61-0052 and 17V33-0024).

Primary Uses:

(s) Financial Institutions.

(x) Medical and dental offices.

(z) Office or Office Buildings.

(ii) Restaurants, sit down.

(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Ancillary Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;
 - (iii) Confections.
- (w) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (i) Adequately screened with landscaping, fencing or walls, or any combination thereof;
 - (ii) Placed underground; or
 - (iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

(cc) Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

(pp) Permitted signs (See Section 1003.168 "Sign Regulations").

Project Planner David Bookless gave an overview of P.Z. 35-2000 McBride and Sons to re-introduce the project to the Planning Commission. Mr. Bookless stated that the petitioner has not moved forward with this petition since the Public Hearing on October 11, 2001 but has stated in a letter, dated October 18, 2001, that the issues will be addressed.

Chairman Banks stated that P.Z. 35-2000 McBride and Sons would be held until all agency comments are reviewed and addressed.

C. P.Z. 27-2001 American Ready Mix Company; a request for a change of zoning from a "M3" Planned Industrial District to a "PI" Planned Industrial District for 9.4 acres of land at 18395 Chesterfield Airport Road, south of U.S. Highway 40/61 near McGrath Plaza. (Locator Number: 17W-63-0025).

Proposed Uses:

- (ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
 - i. Facilities producing or processing explosives or flammable gases or liquids;
 - ii. Facilities for animal slaughtering, meat packing, or rendering;
 - iii. Sulphur plants, rubber reclamation plants, or cement plants, and
 - iv. Steel mills, foundries, or smelters.

Project Planner John Wagner gave an overview of P.Z. 27-2001 American Ready Mix Company. Mr. Wagner stated that the issue is whether to allow the present batch plant to become permanent by amending the governing ordinance or to allow site plan review.

Commissioner Nolen made a motion to forward P.Z. 27-2001 American Ready Mix Company for site plan review. The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 1. (Commissioner Wardlaw voted nay.)

IX. NEW BUSINESS

A. Approval of the 2002 Planning Commission Calendar

Commissioner Layton made a motion to approve the 2002 Planning Commission Calendar. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

X. COMMITTEE REPORTS:

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

Committee Chairman Layton stated that the Ordinance Review Committee would be recommending clarification wording with regards to Planned Environment Units (PEU's) and that the Ordinance Review Committee has decided not to take formal action regarding lighting in the Valley.

- C. Architectural Review Committee
- D. Site Plan
- E. Landscape Committee

Committee Chairman Kodner stated that the Landscape Committee would be submitting recommended changes, in writing, to the Planning Commission.

- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update
- I. Landmarks Preservation Commission

Director of Planning Teresa Price stated that the November 14, 2001 Planning Commission Meeting would be cancelled.

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Macaluso and the meeting adjourned at 7:32 p.m.

Victoria Sherman, Secretary