PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 9, 1995

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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Robert Grant
Ms. Carol Kenney
Ms. Patricia O'Brien
Chairman Michael J. Casey
Mayor Jack Leonard
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Joe Hanke, Planner II
Ms. Antoinette Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Linda McCarthy
Mr. Allen Yaffe

INVOCATION - Commissioner Carol Kenney

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

Commissioner Robert Grant read the "Opening Comments"

A. **P.Z. 30-95 Premier Homes (Cambridge Cove)**: a request for a change in zoning from "R-3" 10,000 square foot Residence District to "R-6A" 4,500 square foot Residence District for a 7.4 acre tract of land located at the southeast corner of Chesterfield Parkway North and Peach Hill Lane. (Locator No. 18S330643); **AND**

B. **P.Z. 31-95 Premier Homes (Cambridge Cove)**: a request for a Planned Environment Unit Procedure in the "R-6A" 4,500 square foot Residence District for a 7.4 acre tract of land located at the southeast corner of Chesterfield Parkway North and Peach Hill Lane. Proposed Use: Single Family Homes and Related Uses. (Locator No. 18S330643).

Assistant Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Ed Griesedieck, spoke on behalf of the petition.

Mr. Bill Hawn, Sterling Company (engineer for petitioner), responded to questions from the Commission.

SPEAKERS IN FAVOR:

1. Mr. Bob Taylor, 31 White Plains Drive, Chesterfield, MO 63017, spoke as an individual.

2. Ms. Jade Gardner Bute, 1510 Walpole Drive, Chesterfield, MO 63017, spoke as an individual.

3. Mr Melbourne Sands, 34 Conway Cove Drive, Chesterfield, MO 63017, spoke as President of Conway Cove Condominium Association.

4. Mr. David Stinnett, 58 Conway Cove, Chesterfield, MO 63017, spoke on behalf of Mrs. Stinnett and himself.

SPEAKERS IN OPPOSITION:

1. Mr. LeRoy Moeller, 35 White Plains, Chesterfield, MO 63017, spoke as an individual.

2. Mr. Stanley L. Siegel, 27 White Plains Drive, Chesterfield, MO 63017, spoke as an individual.

3. Ms Lynne Johnson, 15125 Conway Road, Chesterfield, MO 63017, spoke as an individual.

SPEAKERS - NEUTRAL: - None

REBUTTAL

Mr. Griesedieck (Petitioner) responded to questions raised by Planning Commissioners and previous speakers.

Commissioner Grant read the final portion of the "Opening Comments."

Commissioner Dalton left the meeting at this time.

APPROVAL OF THE MINUTES:

A. **Approval of Minutes from Meeting of September 27, 1995.**

A motion to approve the minutes was made by Commissioner Kenney, seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

Commissioner Dalton returned to the meeting at this time.

PUBLIC COMMENTS:

Re: P.Z. 28-95 Simon Group (Regency Estates).

1. Mr. Barry Simon (Petitioner), 445 Sheffield Ests. Drive, St. Louis, MO 63141, noted the following:

   - The petitioner does not feel it is right or reasonable for anyone to request the Simon Group to be solely responsible for fixing the existing creek in its entirety; however they will do what is reasonable.

   - The Simon Group is proposing to design a detention area on the subject site that would reduce the stormwater discharge by twenty-five percent (25%) from what is currently being discharged.

   - The Simon Group will stabilize the ground to help prevent any type of erosion that may occur at the water discharge point.

   - The petitioner is willing to record a restriction, prior to this petition going to Council, which would restrict this site to six (6) homes.

   - Trees are important to the developer, as they are marketing and selling wooded lots.

   - A landscaped area on the west portion of the subject tract is proposed to be dedicated as common ground (buffer to Conway Glen), a minimum of thirty-seven (37) feet from the subject site's curb to the rear of all properties of Conway Glen. This will be a manicured, maintained and sprinkler irrigated common ground area.

   - The existing home will remain. A common ground area to the right side of the proposed entrance will be landscaped. The average lots for both "R-1A" and "R-2" exceed 25,000 and 28,000 square feet. One (1) lot is over 60,000 square feet.

   - The proposed homes will average well over $400,000.

2. Mr. Bill Hawn, Sterling Engineering, described the stormwater detention proposed for the subject site. The rate of water flow from the proposed site will be reduced. Additional water from Conway Glen will be detained in order to meet the total site reduction in stormwater runoff.

Re: **P.Z. 26 & 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (Greystone Subdivision).**

3. Mr. Steve Koslovsky, 231 S. Bemiston, 8th Floor, St. Louis, MO 63105.

   - Would like condition 4.(k) eliminated from Attachment A, as part of the Commission's recommendation to City Council.

Chairman Casey recognized Councilmember Barry Streeter, Ward II.

Re: **P.Z. 28-95 Simon Group (Regency Estates).**

4. Mr. George Murray, 1330 Conway Oaks Drive, Chesterfield, MO 63017, did not speak, but provided a handout to the Commission.

OLD BUSINESS - None

NEW BUSINESS

A. **P.Z. 16-95 City of Chesterfield Planning Commission;** a proposal to amend Section 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance (regarding political signs).

Assistant Director Griggs-McElhanon noted the Department is recommending this matter be held.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly **and passes by a voice vote of 7 to 0.**

B. **P.C. 225-87 Clarkson Center (Clarkson-Wilson Centre)**; request for amendment of "C-8" Planned Commercial District Ordinance; east side of Clarkson Road, south of Wilson Road.

Assistant Director Griggs-McElhanon noted the Department is recommending this matter be held.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Bly **and passes by a voice vote of 7 to 0.**

C. **P.Z. 26-95 L.A.C. Corp. & Schierholz Homes, Inc. (White Robin Meadows)**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District; south side of Wild Horse Creek Road, west of Wildhorse Parkway. **AND**

D. **P.Z. 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (White Robin Meadows);** Planned Environment Unit Procedure (PEU) in the "R-1" one acre Residence District and "FPR-1" Flood Plain one acre Residence District; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Assistant Director of Planning Laura Griggs-McElhanon presented the Department's report and recommendation of approval of P.Z. 26-95, and recommendation of approval of P.Z. 27-95, subject to conditions in Attachment A, as amended by the October 9, 1995 memorandum (Item 4.) from Jerry Duepner, Director of Planning.

In addition, Ms. Griggs-McElhanon, asked the Commission to direct Staff to schedule a public hearing to revise the City's Subdivision Ordinance to require developers to provide State Plane Coordinates and a copy of the record plat in electronic format that is compatible with Autocad or Microstation.

Chairman Casey so directed the Department.

A motion to approve P.Z. 26-95 was made by Commissioner O'Brien and seconded by Commissioner Bly.

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

The motion passes by a vote of 7 to 0.

A motion to approve P.Z. 27-95, subject to Attachment A, as amended, was made by Commissioner Bly and seconded by Commissioner O'Brien.

Director Duepner addressed the Commission noting the condition requesting park dedication came from the Department of Public Works. He suggested Condition 4.z. be deleted, and Condition 1. be amended to state that the Planned Environment would authorize development of a maximum of 115 detached single-family residences or 116 detached single-family residences, should land be dedicated or deeded, to the Rockwood School District. The remainder of Condition 1. would remain as worded in Attachment A.

A motion to amend the original motion by deleting Condition 4.z. of Attachment A, and amending Condition 1., as stated by the Director, was made by Commissioner Grant. The motion was seconded by Commissioner O'Brien **and passes by a voice vote of 7 to 0.**

Upon a roll call the vote on the original motion for approval, as amended, was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner O'Brien, yes; Chairman Casey, yes.

The motion, as amended, passes by a vote of 6 to 1, with Commissioner Broemmer voting no.

E. **P.Z. 28-95 Simon Group (Regency Estates)**; a request for a change in zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and "R-2" 15,000 square foot Residence District for a 5.0 acre tract of land located approximately one thousand feet west of the intersection of Still House Creek Road and Conway Road.

Planner II Joe Hanke presented the Department's report and recommendation of approval.

A motion for approval of the Department's recommendation was made by Commissioner Dalton and seconded by Commissioner Kenney.

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

The motion passes by a vote of 7 to 0.

F. **P.Z. 29-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.020 Definitions; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C" , "M" and "MXD" Districts; 1003.168C Subdivision Information Signs; and 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner noted the Department requests this matter be held.

A motion to hold this matter was made by Commissioner Grant, seconded by Commissioner Broemmer **and passes by a voice vote of 7 to 0.**

G. Memorandum from the Director of Planning concerning Architectural Lighting.

Director Duepner summarized the memorandum and recommended the Planning Commission move to revise the Design Guidelines as stated in the memorandum.

A motion to revise the Design Guidelines, as recommended by the Department, was made by Commissioner O'Brien, seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.C. 164-83 Chesterfield Executive Park, Inc. and P.Z. 2-92 West County Soccer Club, Inc. (Lot 8, Chesterfield Sports Complex)**; "M-3" Planned Industrial District Architectural Elevations; south side of Chesterfield Airport Road, west of Long Road.

It was noted this item was withdrawn at the written request of the petitioner.

B. **P.Z. 17-94 Kennedy Farms;** Conditional Use Permit in the "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District Amended Architectural Elevation; south of Wild Horse Creek Road at Deep Forest Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the recommendation of the Department. The motion was seconded by Commissioner O'Brien **and passes by a voice vote of 6 to 1, with Commissioner Kenney voting no.**

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** - No Report

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

The meeting adjourned at 9:18 p.m.

Allen Yaffe, Secretary

[MIN10-9.095]