PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 27, 1995

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

PRESENT	ABSENT
Mr. Rick Bly	Ms. Linda McCarthy
Mr. Fred Broemmer	Ms. Patricia O'Brien
Mr. Dave Dalton	Mr. Allen Yaffe
Mr. Robert Grant	
Ms. Carol Kenney	
Chairman Michael J. Casey	
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	

INVOCATION - Commissioner Robert Grant

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Councilmember Ed Levinson, Council Liaison.

PUBLIC HEARINGS:

Commissioner Dave Dalton read the "Opening Comments"

A. **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. (Locator No. 18R130051)

Planner II Joe Hanke gave a slide presentation of the subject site and surrounding area.

Mr. John King, Attorney, spoke on behalf of the Simon Group (Regency Estates).

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

SPEAKERS IN FAVOR:

1. Mr. Bill Devers, Trustee of Conway Oaks Subdivision, 1300 Conway Oaks, Chesterfield, MO 63017, spoke as an individual.

SPEAKERS IN OPPOSITION:

1. Mr. Karl Shanker, 1368 Conway Oaks, Chesterfield, MO 63017, spoke as an individual.

2. Ms. Vicki Peterson, 1189 Richland Drive, Chesterfield, MO 63017, spoke as an individual.

3. Mr. Jeff Lickenbrock, 1297 Kennebec, Chesterfield, MO 63017, spoke on behalf of Shenandoah Subdivision Trustees.

4. Mr. David Bolk, 1364 Conway Oaks, Chesterfield, MO 63017, spoke as an individual.

5. Mr. George Murray, 1330 Conway Oaks Drive, Chesterfield, MO 63017, spoke as an individual.

Commissioner Kenney left the meeting at this time.

6. Mr. Dick Walton, 1241 Hidden Oak, Chesterfield, MO 63017, spoke as an individual.

Commissioner Kenney returned to the meeting at this time.

7. Mr. and Mrs. Glenn Kunz, 1183 Richland, Chesterfield, MO 63017, spoke as individuals.

8. Dr. K. Bryan Trimmer, 1305 Conway Oaks Drive, Chesterfield, MO 63017, spoke as a Trustee of Conway Glen Subdivision.

Commissioner Kenney left the meeting at this time.

9. Dr. Steven T. Fogel, 14901 Conway Glen Court, Chesterfield, MO 63017, spoke as an individual.

10. Ms. Lynn O'Connor, 1183 Jonesborough, Chesterfield, MO 63017, spoke as an individual.

SPEAKER - NEUTRAL:

1. Mr. Barry Streeter, Councilmember Ward II, 1177 Jonesborough, Chesterfield, MO 63017, spoke as an individual.

Commissioner Kenney returned to the meeting at this time.

SPEAKER IN FAVOR:

2. Ms. Nancy Langstaff, 14904 Conway Glen Court, Chesterfield, MO. 63017, spoke as an individual.

REBUTTAL

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

Commissioner Dalton read the next portion of the "Opening Comments."

B. 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 Jerry Duepner gave the presentation on the proposal to amend the Zoning Ordinance relative to sign regulations, noting the Department will present its report to the Planning Commission at the next meeting on October 9, 1995.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL - Waived

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

APPROVAL OF THE MINUTES:

A. **Approval of Minutes from Meeting of September 11, 1995.**

A motion to approve the minutes, amended to delete the attendance of Mayor Jack Leonard, was made by Commissioner Grant, seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

PUBLIC COMMENTS: None

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).

A motion to hold this item was made by Commissioner Bly, seconded by Commissioner Dalton **and passes by a voice vote of 6 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.

A motion to hold this item was made by Commissioner Bly, seconded by Commissioner Dalton **and passes by a voice vote of 6 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 issues being considered by the Department in review of this report and recommended this item be held until the next meeting of the Commission.

A motion to hold P.Z. 26 & 27-95 until October 9, 1995, was made by Commissioner Bly, seconded by Commissioner Dalton **and passes by a voice vote of 6 to 0.**

E. Memorandum from Director of Planning concerning August 28, 1995 Update of Comprehensive Plan.

This item was received and filed.

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.

Commissioner Grant made a motion to hold this item. The motion was seconded by Commissioner Kenney **and passes by a voice vote of 6 to 0.**

B. **84 Lumber Subdivision**; "M-3" Planned Industrial District Subdivision Plat; north side of Chesterfield Airport Road, east of Long Road.

Commissioner Grant made a motion to approve this item. The motion was seconded by Commissioner Dalton **and passes by a voice vote of 6 to 0.**

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee**

Director Duepner noted the Committee met on September 20, 1995, and recommended revising the Architectural Review Criteria to require neon accent lighting to come to the Planning Commission for review.

A motion was made by Commissioner Grant. The motion was seconded by Commissioner Kenney for the Department continue to collect information concerning this matter and report back to the Committee **and approved by a voice vote of 6 to 0.**

C. **Site Plan/Landscape Committee**

Chairman Casey requested Director Duepner to talk about the issue of requiring a Tree Survey.

Director Duepner stated the Department had recommended a Tree Survey/Inventory with two (2) recent Rezoning/PEU requests in keeping with the Residential Landscape Guidelines. The Department sought direction from the Planning Commission as to its desire to continue this policy.

After discussion on the matter, the Department was directed to formulate general recommendations to present to the Site Plan/Landscape Committee.

D. **Comprehensive Plan Committee** - No Report

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

The meeting adjourned at 8:58 p.m.

Allen Yaffe, Secretary

[MIN9-27.095]