PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
September 9, 1996

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

PRESENT
Mr. Rick Bly - Acting Chairman
Mr. Fred Broemmer
Mr. Robert Grant
Ms. Carol Kenney
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Mr. Douglas R. Beach, City Attorney
Mayor Jack Leonard
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Paul Mann, Planner II
Ms. Patricia Detch, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT
Chairman Michael J. Casey
Mr. Dave Dalton

INVOCATION - Commissioner Fred Broemmer

PLEDGE OF ALLEGIANCE - All

Acting Chairman Bly recognized Mayor Jack Leonard and Linda Tilley, Councilmember (Ward IV).

PUBLIC HEARINGS: **There were no public hearings.**

APPROVAL OF THE MINUTES:

Approval of Minutes from the Meeting of August 26, 1996.

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Kenney **and passes by a voice vote of 7 to 0.**

PUBLIC COMMENTS:

1. Wendy Geckeler, 26 Chesterfield Lakes Road, Chesterfield, MO 63005, spoke in favor of P.Z. 22-96 City of Chesterfield.

NEW BUSINESS:

A. **P.Z. 13-96 A & O Investments, Ltd.;** "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance Number 12,561 establishing a "C-8" Planned Commercial District and an amendment to City of Chesterfield Ordinance Number 408 establishing a "C-8" Planned Commercial District; northwest corner of the intersection of Chesterfield Parkway North and Conway Road.

Director Kelley handed out a letter from the petitioner requesting this matter be held, and noted the Department recommends this matter be held until the September 25, 1996 meeting.

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

B. **P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, Approximately 250 feet west of White Road.

NOTE: This petition was taken "off the table" by the Planning Commission at the August 26, 1996 Meeting. The Planning Department will present the staff report and recommendation at the Wednesday, September 25, 1996 Planning Commission Meeting, which is the first opportunity the Commission will have to vote on this item.

Director Kelley noted the Department recommends this matter be held until the September 25, 1996 meeting.

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

C. **The Planning Commission of the City of Chesterfield**; Update of the City of Chesterfield Comprehensive Plan. Proposed revisions are per recommendations of the Planning Commission Comprehensive Plan Committee on issues and policy statements concerning telecommunication towers and facilities.

Planner I Pat Detch noted the Department recommends this matter be forwarded to the Comprehensive Plan Committee for further consideration.

A motion to forward this matter to the Comprehensive Plan Committee was made by Commissioner Layton, seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

D. **P.Z. 22-96 City of Chesterfield**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1A" 22,000 square foot Residence District and "FPR1-A" Flood Plain "R1-A" 22,000 square foot Residence District; north side of Wild Horse Creek Road; east of the intersection of Long Road and Wild Horse Creek Road (State Highway CC).

Assistant Director Laura Griggs-McElhanon summarized the report, noting the Department recommends approval of the requested change in zoning.

A motion to approve the Department's recommendation was made by Commissioner Broemmer and seconded by Commissioner Layton.

City Attorney Doug Beach noted the position of the lawsuit is the "NU" Non-Urban zoning on the land is unreasonable, in that it's not economically feasible. He further stated that the City doesn't deal with economics, but because the Comprehensive Plan says this has to be one half acre density, and the West Area Study recommended the same, we are trying to bring it into compliance.

Upon a roll call the vote to approve the rezoning was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes.

The motion passes by a vote of 7 to 0.

E. **P.Z. 21-96 Hayden Homes, Inc. and Chesterfield Village, Inc. (Parcel C118)**; "C-8" Planned Commercial District to "R-5" 6,000 square foot Residence District; north and south sides of Baxter Road, north of the intersection of Baxter Road and Justus Post Road.

Assistant Director Laura Griggs McElhanon summarized the report and Department's recommendation of approval.

A motion to approve the Department's recommendation was made by Commissioner McCarthy and seconded by Commissioner Grant.

Upon a roll call the vote to approve the rezoning was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes.

The motion passes by a vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Forum Center (Hollywood Video)**; "C-2" Shopping District Architectural Accent (Neon); northwest corner of the intersection of Olive Boulevard and Woods Mill Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to hold this matter. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

B. **P.Z. 4 & 5-96 Fischer and Frichtel, Inc. (Brookhill Estates Addition Plat 3)**; Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 square foot Residence District Landscape Plan; east side of Straub Road, north of Clayton Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this matter. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

C. **Cambridge Cove**; Planned Environment Unit (PEU) Procedure in the "R-6A" 4,500 square foot Residence District Record Plat; southeast corner of Chesterfield Parkway North and Peach Hill Lane.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this matter, subject to the Department's condition. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

D. **P.Z. 7-96 Lawrence & Therese Mintz**; Commercial Service Procedure in the "NU" Non-Urban District Site Development Plan; north side of Wild Horse Creek Road, west of Wild Horse Parkway.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, with conditions stated in the report and the Landscape Plan submitted to the Department of Planning for approval. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

E. **P.C. 86-80 Murphy Company (Spirit 40 Park, Lot 9)**; "M-3" Planned Industrial District Site Development Section Plan, Landscape Plan and Architectural Elevations; northeast corner of the intersection of Spirit 40 Park Drive and Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve, the Site Development Section Plan only. The motion was seconded by Commissioner Grant **and passes by a voice vote of 7 to 0.**

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**

Committee Chairman Broemmer noted he will poll the Committee, set a meeting date and time, and get back to the Department to set-up a meeting.

Assistant Director Laura Griggs-McElhanon introduced our new Planner II, Paul Mann.

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

A motion to adjourn was made by Commissioner McCarthy, seconded by Commissioner Broemmer **and passes by a voice vote of 7 to 0.**

The meeting adjourned at 7:30 p.m.

Robert Grant, Secretary

[MIN9-9.096]