

IV
I

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
SEPTEMBER 9, 1991**

.....

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

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Dave Dalton
Mr. William Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Donahidy
Mayor Jack Leonard
Councilmember Betty Hathaway, Ward I
Mr. Doug Beach, City Attorney
Mr. Jerry Duesper, Director of Planning/Economic Development
Ms. Laura P. Griggs-McElhanna, Senior Planner
Ms. Sandra Lohman, Executive Secretary

ABSENT

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE • All

PUBLIC HEARINGS • None

APPROVAL OF THE MINUTES • The Minutes were approved from August 12, 1991.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.C. 207-84 Tarran, Inc.: "C-8" Planned Commercial District Ordinance Amendment; southeast quadrant of the intersection of Olive Boulevard and Chesterfield Parkway North.**

Director Duesner submitted the request and the Department's recommendation that the legal description pertaining to the existing service station, convenience store and car wash facility tract be revised to correspond to the 0.97 acre tract currently occupied by this development. The Department also recommended that a new "C-8" District Ordinance be established for the adjacent 16,584 square foot undeveloped tract. In addition, the Department recommended revision of the "C-8" District Ordinance pertaining to the service station site to establish setback requirements of fifteen (15) feet for structures and ten (10) feet for parking from all "C-8" boundaries, and revision of Conditions, as applicable, to pertain to the City of Chesterfield, and inclusion of the requirement for a Landscape Maintenance Bond.

The "C-8" District Ordinance for the southeastern tract would have no specific uses, and would identify the property as being zoned "C-8." Consideration of any use would require a petition and public hearing.

COMMENTS/CONCERNS OF COMMISSION

- At this time there would be no addition of signs.
- Discussion regarding the possible impact of this request upon the parcel (across Chesterfield Parkway North) which was recently denied by the City (P.Z. 24-90 Dobbs).
- The purpose of the existing concrete culvert located on the east side of the parcel.
- Clarification was given regarding the seventy (70) foot setback requirement for the original development.

- Concern whether this request, if approved, would benefit the residents of Chesterfield.
- It was determined that the subject tract is within the Urban Core Area.
- There is a condition within the current Ordinance that would be retained, requiring the provision of cross-access easements to adjacent properties. There is currently provision for one (1) cross-access to the property to the west. At the time of review of an amended site plan, another cross-access may be considered.
- Development upon the "C-8" District parcel would require a public hearing before the Planning Commission.

A motion to ~~deny~~ the request was made by Commissioner McGuinness. The motion ~~passed~~ for lack of a second.

A motion to ~~approve~~ the request, as stated in the Department's report, was made by Commissioner Cannon and was seconded by Commissioner O'Brien. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Mr. Cannon, yes; Commissioner Dekon, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. The motion passed by a vote of 8 to 1.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

Chairman Domahidy suggested that since the Site Plan Committee had already reviewed site plans prior to the meeting, and unless the members had specific questions that would require a presentation by Department staff, the Commission could proceed to act on each item as it is brought before the Commission. She called upon Commissioner Kirchoff to present the motions from the Site Plan Committee Meeting.

- A. D.L. 2-49 Spirit of St. Louis (Fab Pak): "M-3" Planned Industrial District
Architectural Elevations; south side of Chesterfield Airport Road, west of
Goddard Avenue.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a
motion to ~~approve~~ the Architectural Elevations. The motion was seconded by
Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- Landscaping and screening will be addressed at the time of site plan
review.
- Concern regarding the blue door depicted on the plan.

The motion to approve the elevations ~~passed~~ by a voice vote of 8 to 1, with
Commissioner McGuinness voting no.

- B. Old Baxter Place: "R-2" Residence District Record Plat; east side of Old
Baxter Road, south of Highcroft Drive.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a
motion to ~~approve~~ the proposed Record Plat. The motion was seconded by
Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- It was requested that the existing large trees, near the property line be
retained.

The motion to approve the plat ~~passed~~ by a voice vote of 9 to 0.

- C. Valley Place: "NU" Non-Urban District Record Plat; east side of Batherton
Road, north of Wild Horse Creek Road.

On behalf of the Site Plan Review Committee, Commissioner Kirchoff made a
motion for ~~re-approval~~ of the proposed Large Lot Subdivision of Valley Place.
The motion was seconded by Commissioner Sherman.

The motion to re-approve the plat ~~passed~~ by a voice vote of 9 to 0.

- D. P.C. 2-A 3-91 Mill Company (Sycamore Ridge); PEU in "R-3" Residence District Architectural Elevations; west side of Sycamore Drive, north of Kehrs Mill Drive.

On behalf of the Site Plan Review Committee, Commissioner Kirchhoff made a motion for approval of the Architectural Elevations. The motion was seconded by Commissioner Sherman.

The motion to approve the elevations passed by a voice vote of 9 to 0.

- E. D.L. 2-49 Spirit of St. Louis (Tatra Flaming); "M-3" Planned Industrial District Architectural Elevations; east side of Spirit of St. Louis Boulevard, north of Edison Avenue.

On behalf of the Site Plan Review Committee, Commissioner Kirchhoff made a motion for approval of the Architectural Elevations. The motion was seconded by Commissioner Cannon.

The motion to approve the elevations passed by a voice vote of 9 to 0.

- F. D.L. 2-49 Spirit of St. Louis (Century Investment); "M-3" Planned Industrial District Revised Architectural Elevations; east side of Beechcraft Avenue, north of Edison Avenue.

On behalf of the Site Plan Review Committee, Commissioner Kirchhoff made a motion for approval of the revised Architectural Elevations. The motion was seconded by Commissioner Brown.

The motion to approve the elevations passed by a voice vote of 9 to 0.

COMMITTEE REPORTS

- A. Ordinance Review Committee

Commissioner Brown stated there would be an Ordinance Review Committee Meeting on September 16, 1991, at 7:00 p.m., in Conference Room A, to further discuss Sign Regulations.

Chairman Domahidy stated that the Ordinance Review Committee had developed its Plan for the year.

B. Architectural Review Committee

Commissioner O'Brien referenced the Committee Meeting of August 26, 1991, and made the following comments regarding same:

- Director Duopner summarized the previous actions of other Architectural Review Committees.
- The Committee addressed the minimum submittal requirements for developers. These requirements were discussed in detail, and revised to strengthen the meaning, intent and clarity of same.

Commissioner O'Brien, and several Commission Members, requested the following changes to the Department's memorandum.

- Item #1 to read: A written statement of the intent of the design (the statement should be an indication of what the architect is attempting to accomplish with the building, and an explanation of the building appearance) and the relationship of the project and its design to the surrounding built environment.
- Item #3 to read: A sample of the actual exterior materials, with exact color.

Commissioner O'Brien made a motion to approve as policy, the Architectural Review Criteria, subject to the changes noted above, plus the addition of the statement at the end of the Memorandum. The motion was seconded by Commissioner McGuinness.

COMMENTS/DISCUSSION BY COMMISSION

- Item #1 was amended to read: A written statement of the intent of the design and the use (the statement should be an indication of what the architect and owner are attempting to accomplish with the building, and an explanation of the building appearance) and the relationship of the project and its design to the surrounding built environment.

The motion to adopt the Architectural Review Criteria Policy, as stated in the Memorandum, and as amended by Commission, passed by a voice vote of 9 to 0.

Commissioner O'Brien made the following statements:

- The Committee requested that the Department Staff to prepare a Mission Statement for discussion at an upcoming Committee meeting.
- The Committee requested that the Department Staff prepare guidelines for architectural review for discussion.
- The Committee discussed a point, or rating system, for architectural review based on structure materials, landscaping, location, etc. To help the Committee decide whether a rating system could be useful, the Staff was instructed to provide examples of rating systems for discussion.
- The Committee would like to take a field trip of the West County area to view both good and bad examples of architecture. All Commissioners are requested to submit to Director Duopner by Friday, September 13th, suggestions for the tour.
- The Field Trip is scheduled for October 8, 1991, at 9:00 a.m.

COMMENTS/DISCUSSION BY COMMISSION

- Commissioners are to submit their reason for selection of a building to view during the tour. Photographs could also be presented.

The Department Staff will arrange transportation for the Field Trip.

Commissioner O'Brien stated that the Architectural Review Committee intends to meet at 4:30 p.m., on the first Tuesday of every month.

C. Site Plan/Landscape Committee

Director Duopner introduced Ms. Laura-Griggs McElhanon, Senior Planner, and indicated that she will be working with the Site Plan/Landscape Committee. He proposed to set up a meeting with Commissioner Kirchoff, Ms. McElhanon and himself, to discuss what has been accomplished to date.

Commissioner Kirchoff indicated he would like to set a meeting toward the end of September.

D. Comprehensive Plan Committee

Commissioner McGuinness stated that a meeting was set for Wednesday, September 25, 1991, at 4:00 p.m., in the City Council Conference room, to work on the definition of "Office Campus."

E. Procedures Committee

Commissioner Scruggs discussed the Procedures Committee Meeting of August 29, 1991, noting the following:

- A suggestion was made to provide the petitioner with an opportunity for more verbal dialogue with the Commission in order to address Conditions recommended by the Commission, in addition to written comments following Commission recommendation. (It was noted that this could present a possible problem by providing an advantage to the petitioner over residents who had opposed the petition at the public hearing. The petitioner would be more likely to follow the matter than others, once the public hearing had been held.)
- The Procedures Committee agreed to meet at some future date to discuss the pros and cons of changing the current Policy regarding communication between petitioner and Commission to address conditions.
- The PED Committee suggested that Planning Commission formulate its Procedure regarding the Policy for the PED Committee to refer matters back to the Planning Commission, when they have been appealed by the petitioner, and when major changes are considered by the PED Committee to Planning Commission recommendations.

The motion to adjourn was made by Commissioner Dahan and seconded by Commissioner Cannon. The motion passed by a voice vote of 9 to 0.

The meeting adjourned at 8:15 P.M.

Walter Scruggs,
Secretary

(1000-4)