V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
AUGUST 27, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Mr. William Kirchoff
Ms. Mary Brown	
Mr. Jamie Cannon	
Mr. Dave Dalton	
Dr. Mary Domahidy	
Mr. Les Golub	
Mrs. Pat O'Brien	
Mr. Walter Scruggs	
Mr. Doug Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mayor Jack Leonard	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Ms. Anna Kleiner, Planning Specialist	
Mr. Dan Olson, Planning Technician	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: The Reverend Donald Kaller, Bonhomme Presbyterian Church.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARING - Commissioner Dalton read the opening comments.

A. P.Z. 14-90 Storage Masters, Inc.; request for amended "M-3" Planned Industrial District for a five (5) acre tract of land located between Old Olive Street Road and Chesterfield Airport Road, approximately 200 feet west of the intersection of Chesterfield Airport Road and Old Olive Street Road. Proposed uses include self-service mini-warehouses, associated offices and caretaker's residence; an advertising sign; servicing, cleaning, renting and leasing of automobiles, campers, trucks and various equipment used by business, industry and agriculture; sales of automobiles affiliated with the leasing business on the same premises; outdoor storage of trucks, boats, campers and other recreational vehicles; rental office;

fuel pump and washing/vacuum facilities for rental fleet; and open display area for equipment.

Mr. James R. Hall, Hall, Halsey & Wind, spoke on behalf of the petitioner. He presented the petition with the aid of a slide presentation.

The following matters were covered.

- The surrounding land uses were summarized, including Zoning Districts, and the types of existing facilities.

- The site is located between Chesterfield Airport Road, and Old Olive Street Road, with the main access now being off of Chesterfield Airport Road.

- Construction has just been completed on six (6) of the original nine (9) buildings that were approved for this site. The six (6) buildings total approximately 77,000 square feet, out of the 112,500 square feet originally approved for the site.

- The caretaker's facility fronts upon Chesterfield Airport Road, and an advertising sign is located near this building.

- The back portion of the site is undeveloped, and is included in the proposed Phase I of the development. This would include an eight (8) foot high, sight-proof fence along the western property line and Old Olive Street Road. The fence would consist of a wood board-on-board construction. Details would be submitted to the Commission, should the Commission approve the request.

- The petitioner would build the asphalt driveway that is required for all paved parking areas and drives, but the remainder of the lot would remain covered with gravel.

- The gravel area would be used for outdoor storage of boats, recreational vehicles, and truck rental.

- There would not be a large amount of traffic generated by this use, as the vehicles would be stored for a long period of time.

- The petitioner currently has a waiting list of about forty (40) people who wish to store vehicles at this facility, if approved.

- The petitioner feels there is a real need for this type of facility, as many of the subdivisions in the City do not allow for storage of these types of recreational vehicles and/or trucks.

- The proposed wood fence would not be built on the east side of the site, as there is currently a chain link fence which is maintained by owners of both adjoining properties.

- Present hours of operation are 6:00 a.m. to 10:00 p.m., with a caretaker on-site around the clock. The gate is computer controlled for security purposes, thus allowing return of vehicles at any time day or night.

- Phase II of the development would include the actual construction of some new facilities. This might take place in approximately one (1) to two (2) years, to involve the building of a new office, perhaps a covered storage area, and a new rental office which may be expanded.

- Primarily, Phase II would involve the expansion of the petitioner's leasing operation to include: leasing of automobiles [eighteen (18) parking spaces are shown for this purpose]; leasing/renting of trucks, leasing/renting recreational vehicles; small fuel area similar to the one currently located to the property to the east; vacuums and car wash facility for rental units; and the ability to sell those aging vehicles to be replaced with new ones.

COMMENTS/DISCUSSION BY COMMISSION MEMBERS

- The possibility of limitation of types and sizes of trucks/recreational vehicles to be rented and stored.

- The ability of proposed eight (8) foot sight-proof fence to adequately screen property from adjoining parcels.

- The advantages/disadvantages of the main access being from Old Olive Street Road versus Chesterfield Airport Road.

- The desire to improve the unsightliness of the existing area (approved formerly by St. Louis County Planning Commission).

- Clarification was requested regarding the proposed development of remaining southern portion of the site.

- The desire was expressed for covered storage areas in Phase I of this proposed development.

- Concern was expressed regarding existing signage.

- The possibility of requiring blacktop surface instead of gravel.

- Parking spaces are identified by numbered curb stops, eight (8) inches in height.

- Concern was raised regarding the lighting.
- Concern was raised regarding the landscaping.
- Stormwater and drainage system requirements were discussed.
- It is a possibility that the trucks could be partially visible from surrounding areas.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION

Mr. Paul Schifano, 16830 Chesterfield Airport Road, as an individual.

Ms. Lorie E. Bugby (Hannelore), 16830 Chesterfield Airport Road, as an individual.

REBUTTAL

Mr. Hall made the following remarks:

- The petitioner would submit architectural elevations upon request by the Commission.
- There is currently a surplus of space available at the site for storage of vehicles.

ANSWERS TO QUESTIONS FROM COMMISSION:

- Trucks dropped off after office hours could be parked illegally for a short time. The petitioner would try to resolve this on a case-by-case manner.

Mr. Beach left the meeting at this time.

- The traffic would less than that of an office warehouse, as the facility would be used mainly for storage of vehicles.

Mr. Beach returned to the meeting at this time.

- There is a golf cart available for transporting customers from parking area upon return of rental vehicles.
- The caretaker on the facility around the clock could answer questions of persons dropping off rental trucks after office hours.

- The majority of rented vehicles are returned during regular office hours. It is unusual for a rented vehicle to be returned after hours.

Councilmember Hathaway left the meeting at this time.

Commissioner Golub left the meeting at this time.

- The six parking spaces are deemed more than adequate by the petitioner.

Commissioner Golub returned to the meeting at this time.

Commissioner Domahidy left the meeting at this time.

- The number of Ryder trucks which would be stored at one time is anticipated to be no more than four (4).

- There are six (6) parking spaces currently outside the fence for return of vehicles. Under the proposed plan there would be six (6) additional spaces in the back of the site, making a total of twelve (12) spaces for storage of vehicles.

- A person returning a truck after office hours could be directed by a sign in the office window to park the vehicle in the proper location, and drop the keys off in the slot.

Commissioner Domahidy returned to the meeting at this time.

Councilmember Hathaway returned to the meeting at this time.

A show of hands indicated 2 in Favor, and 3 in Opposition.

The meeting was recessed for ten (10) minutes.

The meeting reconvened at 8:40 p.m.

APPROVAL OF THE MINUTES

The Minutes were approved from August 13, 1990, with corrections as noted.

COMMITTEE REPORTS

Valley Master Plan Report

Commissioner Domahidy stated that the first meeting will be September 25, 1990.

Architectural Review Committee

Director Duepner stated that the Department has been receiving information on architectural standards for communities within the St. Louis area, and has also received some material for municipalities outside of the St. Louis area. The Department is still in the process of reviewing incoming material.

Landscaping Sub-Committee

Director Duepner stated that the Department has contacted Mr. Pouncey, the Chief Planner for Germantown, and he has forwarded copies of some of their standards, review processes, and report examples developed for their Design Review Committee. Mr. Pouncey will be in the St. Louis area September 7, 8, and 9, to set up a display at the St. Louis City Library featuring Harland Bartholomew, a noted St. Louis Planner. Mr. Pouncey will see if he can meet with the Planning Commission while he is here to give the Commission the benefits of the Germantown experience. This matter is still open.

City Attorney Doug Beach commented regarding the legal aspect of such a trip.

Liaison Report

Commissioner Domahidy reported that the Committee recommends that the recommendation of the Planning Commission be for informal attendance at upcoming Planning and Economic Development Committee meetings for the next six (6) months. The person attending for the Planning Commission on a revolving, informal basis, would be one of the three Officers (Chairman McGuinness, Vice-Chairman Domahidy, and Secretary Bill Kirchoff). They would not be attending in an official position. In addition, there would be a revolving attendance by the Committee Members. At the end of the six (6) month trial period (September through February), the Planning Commission would evaluate the process.

Commissioner Domahidy made the motion to approve this procedure. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 8 to 0.

Procedures Committee

Commissioner Scruggs stated that the Committee made three recommendations.

First, that the review process for reports from the Planning Commission for Rezoning, Special Procedures and Ordinance Amendments be revised to allow opportunity for the petitioner and the public to review the proposed conditions relative to the Planned District and Special Procedure requests. These draft comments are to be made available after 9:00 a.m., the Tuesday following the Planning Commission meeting. Any concerns or requests for reconsideration of conditions would need to be submitted, in writing, to the Department of Planning/Economic Development by 5:00 p.m., on the following Friday, for inclusion in the next Planning Commission meeting agenda. The Commission will review the request for revisions and act upon them prior to forwarding its report to the City Council. Draft copies would be made available at no charge, to the petitioner, and to anyone that speaks at the Public Hearing. All other persons who request a copy of the conditions will be charged 25 cents per page.

A motion to adopt this procedure for a trial period of six (6) months was made by Commissioner Scruggs. The motion was seconded by Commissioner Domahidy, and **passed** by a voice vote of 8 to 0.

The **second** item the Committee recommended was that the Department make available brochures to the public which explain the process, and identify the times at which the public comment is possible.

Director Duepner stated that the brochures would be presented in draft form to the Commission for its review by the September 10, 1990 Commission meeting.

A motion to recommend approval of the concept to develop a brochure (in draft form by September 10, 1990) to explain the process that would be distributed to the public was made by Commissioner Scruggs. The motion was seconded by Commissioner Brown, and **passed** by a voice vote of 8 to 0.

Thirdly, the Committee recommended that any correspondence to the Planning Commission be directed to them at City Hall. This could be included on the brochure as an informational item, not policy.

A motion to approve this recommendation was made by Commissioner Scruggs. The motion was seconded by Commissioner Golub, and **passed** by a voice vote of 8 to 0.

Chairman McGuinness asked clarification of a Minority Report.

Director Duepner stated the following:

On any issue that the Planning Commission takes a vote where there is a report that is being forwarded to the City Council relative to a change in zoning request, an amendment to an ordinance, etc., three (3) members of the Planning Commission voting in the minority may request a Minority Report to be included with the Planning Commission's report. That Minority Report would basically spell out the reasons for the minority opinion. A member of the minority must ask for that report. It is not an automatic occurrence.

Ordinance Review Committee

Commissioner Brown directed the Department of Planning/Economic Development to prepare public hearings for three (3) possible ordinance changes: 1) Satellite Dishes, their uses in both residential and commercial districts; 2) Mortuaries as a Conditional Use; and 3) Street Trees. She thanked the City Council for recently adopting a proposal authorizing a planting of street trees in the right-of-way.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Director Duepner stated that, in keeping with Planning Commission policy, the Department of Planning/Economic Development recommends that action on this matter be held.

A motion to hold this matter was made by Commissioner O'Brien. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 8 to 0.

B. P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for withdrawal of petition; southwest corner of Clayton and Baxter Roads.

Director Duepner presented the request, indicating that no action was required by the Commission, and that the Department recommends this matter be dropped.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 22-88 Charles Hennemeyer, Inc. (Savings of America); "C-8" Planned Commercial District Exterior Mosaic; east side of Clarkson Road, north of Baxter Road.

Dan Olson, Planning Technician, presented the request and the Department's recommendation that this matter be held until pending zoning violations are abated.

On behalf of the Site Plan Committee, Commissioner O'Brien made the motion to hold the matter and request that a representative of the petitioner attend the next Site Plan Meeting to discuss the intent and design of the mosaic. The motion was seconded by Commissioner Golub, and passed by a vote of 8 to 0.

B. P.Z. 5-90 Gerald Kerr Homes (Amherst); PEU in "R-2" Residence District Landscape Plan; north side of Conway Road, at the terminus of White Plains Drive.

Anna Kleiner, Planning Specialist, presented the request for the Commission's review and recommendation.

On behalf of the Site Plan Committee, Commissioner O'Brien made the motion to approve the proposal with the following conditions.

- There are additional small trees (not shown on the landscape plan) that are to be kept.
- That in the area of Lot 22, the developer is meeting the conditions that the Commission set, and is keeping the three (3) trees.
- That street trees along the street in the development be planted in the right-of-way at an average spacing of 25 feet, on-center.

The motion was seconded by Commissioner Cannon.

Commissioner O'Brien proposed an amendment to the motion to require the evergreen trees to be a minimum of six (6) feet in height.

The amendment to the motion was withdrawn.

The original motion passed by a voice vote of 8 to 0.

C. St. John's United Church of Christ; "NU" Non-Urban District Amended Site Plan and Building Elevations; south side of Olive Boulevard, east of White Plains Drive.

Dan Olson, Planning Technician, presented the petition, stating that the Departments of Planning and Economic Development and Public Works finds it to be acceptable.

Commissioner Dalton left the meeting at this time.

On behalf of the Site Plan Committee, Commissioner O'Brien made a motion to accept the Department's recommendation. The motion was seconded by Commissioner Golub.

Commissioner Dalton returned to the meeting at this time.

COMMENTS/DISCUSSION BY COMMISSION

- Clarification of the covered walkway.
- Question regarding whether there is a sufficient amount of landscaping.

The motion passed by a voice vote of 8 to 0.

D. Highland on Conway Subdivision (West County 7th Day Adventist Church; "NU" Non-Urban District Boundary Adjustment Plat; north side of Highway 40/I-64, west of Bayle Lane.

Anna Kleiner, Planning Specialist, presented the request and the Department's recommendation of approval.

On behalf of the Site Plan Committee, Commissioner O'Brien made a motion to approve the Department's recommendation. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 8 to 0.

Commissioner Golub expressed a concern regarding difficulty of reading reports being printed on both sides.

Director Duepner stated that this procedure has been implemented in order to preserve trees.

Chairman McGuinness stated that the annual dinner would be planned for some time in September.

The meeting adjourned at 9:40 p.m.

William Kirchoff, Secretary

[MIN8-27]