CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 14, 2000

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

I. PRESENT **ABSENT**

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mr. Dan Hurt, Council Liaison
Ms. Teresa Price, Director of Planning
Mr. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Councilmember Jane Durrell (Ward I) and Council Liaison Dan Hurt (Ward III).

Chairman Broemmer presented a plaque to Mr. Charles Eifler and thanked him for his years of service on the Planning Commission.

IV. PUBLIC HEARINGS:

Commissioner Layton read the first portion of the Opening Comments.

A. **P.Z. 32-2000 City of Chesterfield Planning Commission**; a proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(21) Power of Review.

Project Planner Matt Brandmeyer gave an overview of **P.Z. 32-2000 City of Chesterfield Planning Commission** which is a proposed amendment to the Zoning Ordinance which will incorporate City Council policy into the Zoning Ordinance.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS NEUTRAL – None

REBUTTAL - None

Commissioner Layton read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

A. Commissioner Right made a motion **to approve** the July 24, 2000 Meeting Minutes. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

B. Commissioner Macaluso made a motion **to approve** the July 31, 2000 Committee of the Whole of the City of Chesterfield Planning Commission Meeting Minutes, as corrected. The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT

1. Mr. Larry Walsh, 1555 Creve Coeur Mill Road, St. Louis, Mo, speaking in favor of **P.Z. 09-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates** and **P.Z. 10-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates;**

- Speaker stated that the proposed use is a good use for this property;
- Speaker stated that if these petitions are approved, the Corp of Engineers would still be reviewing the flooding of this area.

2. Mr. Robert J. Chapin, 1662 Creve Coeur Mill Road, St. Louis, MO speaking in opposition to **P.Z. 09-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates** and **P.Z. 10-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates;**

- Declined to speak.

3. Mr. George H. Smith, 13253 Hobnail Drive, St. Louis, MO 63146, representing trustees of Old Farm Estates Subdivision, speaking in opposition to **P.Z. 09-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates** and **P.Z. 10-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates;**

- Residents of the subdivision have concerns about moving soil from one place in a flood plain to another and the effect it has on increasing the volume of flooding that can occur;
- Presented the Commission with a drawing of a flood plain;
- Expressed concern about vehicle and truck traffic if Creve Coeur Mill Road is raised in the low spots that flood all of the time;
- Expressed concern about a temporary road possibly being put on this property for the permanent road being put in at Olive Street Road and 141.

4. Mr. Jack H. Tyrer, 7730 Carondelet Avenue, Clayton, MO, architect for **P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company**;

- Speaker stated that he is present to answer questions.

5. Mr. John Young, 168 North Meramec, Clayton, MO 63015, attorney representing Trustees and residents of Pointe Conway Subdivision, speaking in opposition to **St. Luke's Hospital CUP Amendment**;

- Speaker stated that residents have received little or no notice of the meeting or agenda item;
- Speaker stated that residents are concerned about the impact of the amendment to the CUP on their property;
- Speaker stated that residents are concerned about the reduction of the setback and the parking garage increasing traffic;
- Speaker gave some background on the reason for the 600-foot setback;
- Speaker asked for a traffic study.

6. Mr. Al Michenfelder, 231 South Bemiston, Clayton, MO 63105, attorney representing resident, William McCurdy, 13511 Conway Road, Chesterfield, MO 63017, speaking neutral to **St. Luke's Hospital CUP Amendment;**

- Speaker suggested more time be given for a public hearing and review;
- Speaker stated that if the CUP amendment is approved and the garage is built, louvers be placed on each side of the garage to mask the opening and that no in and out exits or entry points be located against any residential property and, if there is rooftop parking, a 6-foot parapet be required be required to block the view of the cars from the north or south.

7. Mr. Gus Otto, 13363 Pointe Conway, Town & Country, MO 63017, speaking neutral to **St. Luke's Hospital CUP Amendment;**

- Speaker stated that he would like a delay so the residents could receive more information.

8. Mr. Todd Aiken, 305 Conway Hill Road, Town & Country, MO 63141, speaking in opposition to **St. Luke's Hospital CUP Amendment;**

- Speaker stated that when the hospital was originally built, there was an understanding that there would be a 600-foot setback to keep the hospital close to Highway 141;
- Speaker suggested limiting the setback for the parking garage but not allow them to build anything they want within 200-feet of the border.

9. Mr. Steve Hartke, 121 Hunter Avenue, St. Louis, MO 63124, representing the petitioner and speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that he is present to answer questions;
- Speaker stated that the petitioner would be willing to jog the setback back to 600 feet north of the proposed garage;
- Speaker stated that there could be a security issue with the louver doors with regards to visibility;
- Speaker stated that the raised parapet may screen the cars but would also increase the height of the building.

10. Ms. Wendy Wells, 14620 Rogue River Drive, Chesterfield, MO 63017, speaking in favor of **St. Luke's Hospital CUP Amendment**;

- Speaker stated that she is present to answer questions.

11. Mr. Stuart Vogelsmeier, Lashly & Baer, P.C., attorney for petitioner and in favor of St. Luke's Hospital CUP Amendment;

- Speaker stated that he is present to answer questions.

12. Mr. Donald F. Barr, 212 Conway Hill Road, Town & Country, MO 63141, speaking in opposition to **St. Luke's Hospital CUP Amendment;**

- Speaker stated that he wants the 600-foot setback to remain.

13. Mr. Ronald Saverin, 13368 Pointe Conway Drive, Chesterfield MO 63017, speaking in opposition to **St. Luke's Hospital CUP Amendment;**

- Speaker stated that he wants more information concerning this petition and its impact on the residents.

14. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, attorney for and

speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons)**, **P.Z. 28-2000 Simon Development & Harold P. Greuling**, and **P.Z. 42-1999 G.H.H. Investments, L.L.C.**;

- Speaker stated that the Bluestone car wash and convenience store is an appropriate use for this site;
- Speaker stated that the petitioner will submit a site lighting plan with the Site Development Section Plan.

15. Mr. Michael Towerman, 17329 Countryside Manor Parkway, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons)**;

- Speaker stated that he is in favor of this petition.

16. Mr. Stuart MacGregor, 14762 Pulmas Drive, Chesterfield, MO, architect and speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that any issues pertaining to this petition can be resolved.

17. Ms. Gigi Steadman, 101 La Gorce Drive, Chesterfield, MO 63017, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker that she is in favor of this petition;
- Speaker stated that the lighting would provide security.

18. Ms. Carol McTavish, 17417 Country Lake Estates Ridge, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that the car wash would be convenient.

19. Mr. Larry Britt, 1406 Country Lake Estates Drive, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker expressed the convenience of the car wash.

20. Mr. Michael Cenko, 1418 Country Lake Estates Drive, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that he would like a quality car wash and gas station in the area.

21. Mr. Mark Levinson, 100 South Fourth Street, St. Louis, MO, representing the hotel and speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that the hotel has no objection to this use;

- Speaker stated that this would be an enhancement to the hotel.

22. Mr. Adam Wallis, 16510 meadview, Chesterfield, Mo 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that he is in favor of the convenience of the car wash.

23. Mr. Chad Wallis, 16510 Meadview, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that he is in favor of this petition.

24. Mr. Jason Wallis, 750 Timber Valley Court, Chesterfield, MO 63017, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that he would rather spend this money in Chesterfield.

25. Mr. Randy Bluestone, 17402 Country Lake Estates Ridge, Chesterfield, MO 63005, petitioner and speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that this is not an ordinary gas station;
- Speaker stated that the development would be state-of-the-art;
- Speaker stated that he would work with the lighting designer;
- Speaker explained the car wash process;
- Speaker stated that there would be a pizza or sandwich restaurant inside the convenience store;
- Speaker stated that there is plenty of room to landscape along the frontage area.

26. Mr. Mike O'Reilly, 16614 Equestrian Lane, Chesterfield, MO 63005, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker stated that the car wash would be very convenient;
- Speaker stated that competition would be good.

27. Mr. Mike Effinger, speaking in favor of **P.Z. 19-2000 Bluestone Commons, Inc. (Chesterfield Commons);**

- Speaker had left the meeting.

28. Mr. Mike Hejna, 17814 Greyabbey Court, Chesterfield, MO 63005, speaking in opposition to **P.Z. 36-1999 City of Chesterfield;**

- Speaker declined to speak.

29. Mr. Bob Brinkmann, 16650 Chesterfield Grove, Chesterfield, MO 63005, speaking in opposition to P.Z. 36-1999 City of Chesterfield;

- Speaker stated that some of his developments could not have been built with this ordinance amendment;

- Speaker urged the Commission not to adopt these amendments this evening.

30. Mr. Kent Kehr, 13334 Fairfield Square, Chesterfield, MO 63017, speaking in opposition of **P.Z. 36-2000 City of Chesterfield**;

- Speaker stated Chesterfield Valley should be excluded from this petition because the restrictions would prevent any further office development in the Valley;
- Speaker stated that there are inconsistencies between Planned Commercial and Planned Industrial Districts.

31. Mr. Dean Burns, THF Realty, speaking neutral to **P.Z. 36-1999 City of Chesterfield**;

- Speaker asked the Commission to distinguish between neighborhood commercial, historic district commercial, flex space that is predominant in the Valley and the corporate campus look along the Highway 40 corridor;
- Speaker asked the Commission to study this again so they would have good development but not prohibit development.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **Montessori Children's House**; an Amended Site Development Plan for Montessori Children's House, governed by Conditional Use Permit Number 600, located on the south side of Ladue Road, east of Saylesville Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Plan for **Montessori Children's House** contingent on the approval of the Department of Public Works and approval of the Conditional Use Permit (CUP). The motion was seconded by Commissioner Layton **and passes by a voice vote of 9 to 0.**

B. **National Education Acceptance Facility – Spirit Trade Center, Lot 18:** a Landscape Plan for a 1.38 acre "M-3" Planned Industrial District located on Trade Center Boulevard, south of Chesterfield Airport Road, west of Long Road. (Ordinance Number 1156)

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Landscape Plan for **National Education Acceptance Facility – Spirit Trade Center, Lot 18**. The motion was seconded by Commissioner Nolen **and passes by a voice vote of 9 to 0.**

VIII. OLD BUSINESS

A. **P.Z. 36-1999 City of Chesterfield**; A proposal to amend Section 1003.140 "PC" Planned Commercial District of the City of Chesterfield Zoning Ordinance.

Commissioner Kodner stated that he would like P.Z. 36-1999 City of Chesterfield held to receive more information.

Commissioner Right agreed.

Commissioner Sherman made a motion to accept the performance standards as written for **P.Z. 36-1999 City of Chesterfeld**. The motion was seconded by Commissioner Banks.

Commissioner Macaluso made an amendment to the motion that the attachment to the Planned Commercial District (PC) not be applied to the Valley or that has the Valley Master Plan attached to it. Commissioner Sherman will not accept the amendment to her motion. **Motion dies due to the lack of a second**.

Commissioner Macaluso made an amendment to the motion to make the performance standards not be part of the Valley area and that which is written and covered by the Valley Master Plan (bounded by the levee on the north side, train tracks on the south side, river on the west side, bluffs on the east side). The amendment to the motion was seconded by Commissioner Layton.

Upon a roll call the vote was as follows: Commissioner Banks, no; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, no; Commissioner Sherman, no; Commissioner Wardlaw, no; Chairman Broemmer, yes.

The amendment to the motion passes by a vote of 5 to 4.

The main motion, excluding the Valley, is voted on:

Commissioner Sherman made a motion to accept the performance standards as written, excluding the Valley area and what is written and covered by the Valley Master Plan. The motion was seconded by Commissioner Banks.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, no; Commissioner Sherman, yes; Commissioner Wardlaw, no; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion, as amended, passes by a vote of 7 to 2.

B. **St. Luke's Hospital CUP Amendment;** An amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 10 for St. Luke's Hospital located on land at the northeast corner of Conway Road and Woods Mill Road commonly known as 232 South Woods Mill Road. The subject property is zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban.

Commissioner Nolen made a motion to approve **St. Luke's Hospital CUP Amendment** with the condition that the 200-foot setback is for the parking structure only. The motion was seconded by Commissioner Banks.

Commissioner Layton made an amendment to the motion to require louvers on the side of the garage that faces the residents. The amendment to the motion was accepted by Commissioner Nolen and Commissioner Banks.

Commissioner Macaluso expressed concern about changing the original Conditional Use Permit (CUP).

Chairman Broemmer asked the Commission to remember that the Commission only permits those developments and uses that are consistent with good planning practices where they can be operated in a manner that is not detrimental to the permitted developments and uses in the district, where they can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of the City of Chesterfield.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, yes; Commissioner Right, no; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 7 to 2.

C. **P.Z. 09-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates)**; a request for a rezoning from "NU" Non-Urban District and "FPNU" Flood Plain Non Urban District to "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain 15,000 square foot Residence District for a 37.4 acre tract of land located on the west side of Creve Coeur Mill Road, north of Olive Boulevard. (Locator Number 16Q64-0241).

AND

D. **P.Z. 10-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates);** a request for a Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District and "FPR-2" Flood Plain 15,000 square foot Residence District

for the same 37.4 acre tract of land located on the west side of Creve Coeur Mill Road, north of Olive Boulevard. (Locator Number 16Q64-0241).

Proposed Uses:

- Dwellings, single family attached;
- Dwellings, single family detached.

Project Planner John Wagner stated that Staff has received information concerning the extension of Missouri Highway 141 (Woods Mill Road). Attachment A, Section 5j will be replaced with the following wording: "Development is required to dedicate the necessary right-of-way for this proposed northward extension of Missouri Route 141, at no cost, as depicted on the attached exhibit and legal description."

Commissioner Sherman made a motion to approve **P.Z. 09-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates** with the necessary right-of-way being dedicated by the development. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; *Commissioner* Kodner, no; Commissioner Layton, yes; Chairman Broemmer, no.

The motion passes by a vote of 7 to 2.

Commissioner Sherman made a motion to approve **P.Z. 10-2000 Levinson Building & Realty, Inc., Larry & Terrie Walsh, Alexandria Properties Joint Venture (Mill Valley Estates)** with the recommended change in Attachment A, Section 5j per the August 14, 2000 memorandum. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, no; Commissioner Layton, yes; Commissioner Macaluso, yes; Chairman Broemmer, no.

The motion passes by a vote of 7 to 2.

E. **P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company;** a request for a change of zoning from an "NU" Non-Urban District to "PC" Planned Commercial District for 0.4 acres of land located on the west side of Long Road, south of Chesterfield Airport Road. (Locator Number 17U140043).
Proposed use:
Sit down restaurant with pick-up window.

Project Planner Tom Blanchard asked the Commission if they had additional issues to review.

Commissioner Sherman stated that she wanted the entire pedestrian access reviewed and not just access into the building.

Commissioner Banks expressed concern about the cross access from the northern and western ends of the parcel and the queuing and circulation of vehicles through the pick-up window.

Commmissioner Sherman made a motion to hold **P.Z. 13-2000 SBS Properties, L.L.C., a Missouri Limited Liability Company.** The motion was seconded by Commissioner Banks **and passes by a voice vote of 8 to 1.** (Commissioner Kodner voted nay.)

F. **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)**; An amendment to the City of Chesterfield Ordinance Number 1344, as amended, revising the permitted uses to include "filling stations," "vehicle washing facilities,", and "vehicle service centers" in the "C-8" Planned Commercial District. Located between the Sachs Electric Facility and the McBride Building on the north and south side of Chesterfield Airport Road.

Chairman Broemmer stated that the following motions were made for **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** at the July 24, 2000 Planning Commission meeting:

Commissioner Nolen made a motion to deny **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)**. The motion was seconded by Commissioner Banks.

Commissioner Layton made a motion to hold **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** until the next meeting. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

At the August 14, 2000 Planning Commission Meeting, Commissioner Layton made a motion to remove from the table the motion to deny P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons). The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Right, no; Commissioner Sherman, no; Commissioner Wardlaw, yes; Commissioner Banks, no; Commissioner Kodner, no; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Chairman Broemmer, no.

The motion to deny fails by a vote of 4 to 5.

Commissioner Banks made a motion to approve **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** in accordance with Attachment A. The motion was seconded by Commissioner Layton.

Commissioner Macaluso stated that there are not any standards for the canopy lighting for the lighting levels and that this needs to be addressed.

Commissioner Nolen made an amendment to the motion that the trash enclosures be bricked or of the same materials as the building and not a site-proof fence. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Commissioner Nolen made an amendment to the motion that the landscape buffer on the Highway 40 side be similar to the Plaza at Boone's Crossing and the Taylor Morley Building. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Commissioner Nolen made an amendment to the motion that the building for **P.Z. 19-2000 Bluestone Commons Inc. (Chesterfield Commons)** not be more than 10,900 square feet and includes the convenience store and the car wash facility plus the 1,650 square foot, 2-bay Jiffy Lube. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Commissioner Nolen made an amendment to the motion that the lighting on this site does not exceed an 8-foot candle light, the light fixtures for the parking lot must have flat lens and the canopy matches the building. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Commissioner Nolen made an amendment to the motion that there will be no lighting on the canopy and that whatever materials used on the building are used on the canopy and that it not be lit with anything including neon. Commissioner Banks will not accept this amendment to his motion. **The amendment dies due to the lack of a second.**

Commissioner Nolen made an amendment to the motion that no pole signs will be used for the gas station. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Commissioner Macaluso made an amendment to the motion that all landscape meet the following criteria on the Landscape Plan: Deciduous trees will have a 4-inch minimum caliper, evergreen trees need to be 8-feet in height and shrubs can remain the same at 18 inches. Commissioner Banks and Commissioner Layton accepted this amendment to their motion.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The amended motion passes by a vote of 8 to 1.

G. **P.Z. 28-2000 Simon Development & Harold P. Greuling**; a request for a change of zoning from an "NU" Non-Urban District to an "E-3" Estate One Half Acre Residence District for 10.9 acres of land located northwest of Wildhorse Creek Road and northeast of Woodcliffe Drive and Hipoint Road. (Locator Numbers: 18T420040, 18T420831,18T510053,18T510130,18T510031 and 18T510064)

Proposed use:
Single Family Homes.

Project Planner John Wagner asked if the Commission had any other issues to review.

Commissioner Kodner stated that he would like the issue of sprinklers in the cul-de-sacs, common ground and other open spaces reviewed. Commissioner Kodner stated that he would like the sidewalks on both sides of the interior streets five (5) feet wide.

Commissioner Layton stated his concern to extend the sidewalk on the property on the east side so it would tie into the sidewalk already there for the school.

Commissioner Layton made a motion to hold P.Z. 28-2000 Simon Development & Harold P. Greuling. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 9 to 0.**

H. **P.Z. 42-1999 G.H.H. Investments, L.L.C.**: A request for a change in zoning from"M-3" Planned Industrial District to "PC" Planned Commercial District for a 2.96 acre tract of land located on Long Road, 1,000 feet south of Chesterfield Airport Road.

Project Planner Mike Hurlbert gave an overview of this petition and stated that this petition had been held concerning access issues on the west side of Long Road which have been resolved. Mr. Hurlbert stated that it is a right in, right out movement with an island in the middle of Long Road so there is not cross access.

Commissioner Layton made a motion to approve **P.Z. 42-1999 G.H.H. Investments, l.L.C.** in accordance with Attachment A. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion to approve passes by a vote of 9 to 0.

IX. NEW BUSINESS

A. **Montessori Children's House C.U.P. Amendment**; an amendment to the City of Chesterfield Conditional Use Permit (CUP) Number 600 for Montessori Children's House located on the south side of Ladue Road, east of Saylesville Drive.

Project Planner John Wagner stated that there is a correction in the square footage. Page 1 of Attachment A, 2. BUILDING AREA AND HEIGHT REQUIREMENTS, a.; should read: The above specified uses shall be accommodated in a facility not to exceed 23,000 square feet.

Commissioner Nolen made a motion to approve, as amended, **Montessori Children's House C.U.P. Amendment**. The motion was seconded by Commissioner Macaluso.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Chairman Broemmer, yes.

The motion passes by a vote of 9 to 0.

X. COMMITTEE REPORTS:

A. Committee of the Whole –

Chairman Broemmer stated that the next meeting would be Thursday, August 17, 2000 at 6:30 p.m. in the Council Conference Room.

B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan/Landscape Committee –
E. Comprehensive Plan Committee –
F. Procedures and Planning Committee
G. Architectural Review Board Update

The meeting was unanimously adjourned at 9:38 p.m.

Victoria Sherman

Victoria Sherman, Secretary