CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 13, 2001

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

I. PRESENT ABSENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Rachel Nolen
Ms. Stephanie Macaluso
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Ms. Hannah Wilhelm, Executive Secretary

II. INVOCATION: Commissioner Nolen

III. PLEDGE OF ALLEGIANCE: All

IV. PUBLIC HEARINGS:

Commissioner Broemmer read the first portion of the "Opening Comments."

Chairman Banks recognized the attendance of Council Liaison Charlie Scheidt, and Councilmember Geiger.

A. P.Z. 27-2001 American Ready Mix Company; a request for a change of zoning from a "M3" Planned Industrial District to a "PI" Planned Industrial District for 9.4 acres of Plaza. (Locator 17W 63 0025). Proposed Uses:
(ff) Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
i. Facilities producing or processing explosives or flammable gases or liquids;
ii. Facilities for animal slaughtering, meat packing, or rendering;
iii. Sulphur plants, rubber reclamation plants, or cement plant, and
iv. Still mills, foundries, or smelters.

Project Planner John Wagner gave a slide presentation of the subject site and surrounding area.

Mr. Tony Soukenik, 1015 Locust #800., St. Louis, MO 63031, in favor of P.Z. 27-2001 American Ready Mix Company.

· Speaker stated that they have been a successful business for many years.
· Speaker stated that the company would like to add an addition to the plant

Commissioner Kodner asks about the number of trucks that would increased – there would be no increase in trucks entering or exiting.

Mr. Theodore A Kienstra Jr., 12218 Manchester, Des Peres, MO 63131, in favor of P.Z. 27-2001 American Ready Mix Company.

· Speaker stated that a portion of the plant would be enclosed for the winter.

Commissioner Layton expressed concern for the use of the plant, and to give the ability to put a building on the lot. But limiting the operations.

Mr. Richard S. Musler, 32 Portwest Court, St. Charles, MO 63303, in favor of P.Z. 27-2001 American Ready Mix Company.

· Speaker stated that he was available for questions.

Mr. Pat Wessels, 12218 Manchester Rd., Des Peres, MO 63131, in favor of P.Z. 27-2001 American Ready Mix Company.

· Speaker stated that he was available for questions.

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

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the July 23, 2001 Meeting Minutes. Commissioner Kodner and passes seconded the motion by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

Mr. Douglas Delong, Loomis Associates 707 Spirit 40 Park Dr., Chesterfield, MO 63005, in favor of P.Z. 40-2000 Larry Enterprises, LLC.

· Speakers states that additional landscaping on Larry Enterprises, redistribute the landscaping according to the ordinance, compensate the entry of the building, inground irrigation system.

Commissioner Nolen questions the landscaping of moving the trees from the back to the front of the building, was hoping to see something more eye appealing to the front of the building, viewing from Highway 40.

Mr. Steve Koslovsky, 168 N Meramec 4th floor, Clayton, MO 63105, in favor of P.Z.18-2001 Chesterfield Post Office & P.Z. 19-2001 Chesterfield Village, Parcel C-313.

· Speakers states that Attachment A to the Post Office zoning, a set back of 10' should be 5'.
· Attachment A states there be no access to Swingley Ridge, will move the access to the west. Attachment A to the Village application has been zoned C8.
· Asking the commission to insert into the Attachment A Sachs Property, that the setbacks remain as they were prior to the application as existed on the CA ordinance rather then be changed for the entire property.

Chair Banks asks if the staff is aware of the issues – Post Office is aware and agreeable to the change. The staff has not had time to respond thoroughly to the CA ordinance.

Mr. Mike Doster, 16476 Chesterfield Airport Rd., Chesterfield, MO, P.Z. 43-1999 SSM Women's Health Care Central Region, P.Z 41 & 42-2000 Howard Bend Tract, P.Z. 40-2000 Larry Enterprises, L.L.C.

· Speaker states that SSM Women's Health Care Central Region would like to put a hold on this project, the traffic study is completed but the staff has not had time to review it and will be ready for the August 27, 2001 meeting.
· Larry Enterprises would like more landscaping to their plan and will be included with the Site Development Plan phase.
· Jones Howard Bend project traffic study was received to late for the meeting and will include that with the next meeting packet.

Mr. Jerry Duepner, 16640 Chesterfield Grove Rd., Ste. 200, Chesterfield, MO 63005, in favor of P.Z. 41 & 42-2001 Howard Bend Tract.

· Speaker states that he is available for questions.

Commissioner Kodner states that the connection from Ladue Rd. or depending on the Water Co. The Ladue Rd. alignment is the proposal.

Mr. Tom Aggen, United States Postal Service, 6201 College Blvd., Overland Park KS. In favor of P.Z.18-2001 Chesterfield Post Office.

· Access as discussed on page 5 of Attachment A, that a minimum of 10' of the easterly portion has not been discussed with Matt Brandmeyer.

Commissioner Sherman would like a visual of the 10' easement for the next meeting.

Mr. Alan Sheppard, c/o Ms. Birtwistle, 14350 Ladue Rd., Chesterfield, MO in opposition of the P.Z. 41& 42-2000 Howard Bend Tract.

· Speaker states that this project is opposed by many residence.
· Does not fit into the large home neighborhood.
· Developer wants to go against what is in the comprehensive plan.

Mr. David Volz, 10849 Indian Head, St. Louis, MO 63132, in favor of P.Z. 16 & 17-2001 Coventry Farm, Second Addition.

· Speaker states that he is available for questions.

Mr. Skip Kincade, in favor of P.Z. 16 & 17-2001 Coventry Farm, Second Addition.

· Speaker states that he is a forest consultant.
· Speaker states the species and grading of the tree are the main concern of tree removable.

Commissioner Macaluso states that in her opinion the tree removable on these property is to extensive.

Mr. John Birtwistle, 14350 Ladue Rd., Chesterfield, MO 63017, in opposition of P.Z. 41& 42-2000 Howard Bend Tract.

· Speaker states that it is very important to keep the development to the same level of density or less and do not go forward with the R3 PEU.

Mr. Carl Lueker, Volz Engineering, 10849 Indian Head Ind. Blvd., St. Louis, MO 63132 in favor of P.Z. 19-2001Chesterfield Village, Parcel C-313.

· Speaker is here to answer any questions.

Ms. Linda K. Kusmer, 161 Gunston Hall Ct., Chesterfield, MO 63017, in opposition of P.Z. 41 & 42-2000 Howard Bend Tract.

· Speaker states her concern of effect of over building of an area.
· Speaker states that zoning to R3 and PU's, will only over populate the area, putting strains on the police and fire departments.

Mr. Mike Horton, 14151 Ladue Rd., Chesterfield, MO 63017, in opposition of P.Z. 41 & 42-2000 Howard Bend Tract.

· Speaker states that less density is always better.
· Speaker states the question of widening Olive was to relieve traffic? or to create more traffic.
· City of Chesterfield should buy the land and add to Faust Park, save all the trees.

VII. SITE PLANS BUILDING ELEVATIONS AND SIGNS

A. Anheuser-Busch Hangar Facility: Architectural Elevations and Architect's Statement of Design Compliance for an aircraft hangar located at the Spirit of St. Louis Airport.

Commissioner Macaluso made a motion to approve Anheuser-Busch Hangar Facility, to amend to add additionally the ARB landscaping comments be met. Commissioner Right seconds the motion and passes by a voice vote 9-0.

VIII. OLD BUSINESS

A. P.Z. 43-1999 SSM Women's Health Care Central Region; a request for a change in zoning from "C-8" Planned Commercial District to "PC" Planned Commercial District for a 23.973 acre tract of land located on South Outer Forty, with frontage on Chesterfield Parkway East, east of Clarkson Road/State Highway 340. See public hearing notice for proposed uses.

Commissioner Nolen would like to see the setbacks compared to Sachs along the parkway.
Commissioner Nolen made a motion to hold this project until the August 27, 2001 meeting. Commissioner Sherman seconds the motion and passes by a voice vote 9-0.

B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).

Proposed Uses: Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Matt Brandmeyer gave an over view of the traffic engineers. Landscape islands to go to 80' instead of 100'. Attachment A states that the intersection is 225' on the plan it is 150', traffic engineer states that the stacking going into the site from across Ladue Rd. or from Olive Blvd. will not interrupt with traffic on Olive Blvd. or Ladue Rd.

Commissioner Macaluso made a motion for discussion purposes to approve P.Z. 41-2000 Howard Bend Tract to change zoning to R3. Commissioner Kodner seconds the motion.

Discussion follows: traffic, level D acceptable periods of times, White Rd and Howard Bend will be full turns.

Commissioner Nolen would like to hear more about PEU density per lot, 2 access points – 1 should be at the light the other should be restricted. Right in Right out only.

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

The motion failed 6-3.

C. P.Z. 24-2001 St. Louis County Emergency Operations Center; a request for a conditional use permit (CUP) in an "NU" Non-Urban district on a 4.7 acre tract of land located west of Olive Boulevard and South of Howard Bend Station Road (Locator Number 17R 42 0021).

Commissioner Kodner made a motion to approve P.Z. 24-2001 St. Louis County Emergency Operations Center. Commissioner Right seconds it

Matt Brandmeyer is prepared to answer any questions.
Attorney Beach explains that the set backs in Attachment A will not allow the tower to be built. If the Planning Commission will approved CUP in accordance with the zoning ordinance then the Board of Adjustment to get set backs varied for the actual site.

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

The motion passes 9-0.

Commissioner Layton made a motion to amend the agenda to put together P.Z. 18-2001 Chesterfield Post Office and P.Z. 19-2001 Chesterfield Village, Parcel C-313. Commissioner Kodner seconds the motion and passes by voice vote 9-0.

D. P.Z. 18-2001 Chesterfield Post Office; a request for a change of zoning from "R-4" Residential District to a "PC" Planned Commercial District for .56 acres of land located west of Olive Blvd, north of Swingley Ridge Road, and east of Nardin Drive. (Locator Numbers: 18S 23 0378).

Matt Brandmeyer gave an overview of the projects. Set backs – Change request to 15' all the way around the district and take existing C-8 go to PC and not take anything away. Attorney Beach states that the structure setbacks and loading setbacks 1 and 2 would be changed in accordance with Ordinance 1206.

P.Z. 19-2001 Chesterfield Village, Parcel C-313; a request for a change of zoning from "C-2" and "C-8" Planned Commercial District to "PC" Planned Commercial District for 3.9 acres of land located west of Olive Blvd, north of Swingley Ridge Road, and south of Chesterfield Parkway. (Locator Numbers: 18S 52 1009 & 18S 24 0157).

Matt Brandmeyer, states that the petitioner would like amendments to Attachment A for parking of 10' requests 5'. Shift the entrance of the Post Office would eliminate stacking onto Swingley Ridge Road.

Commissioner Nolen made a motion to approve P.Z. 18-2000 Chesterfield Post Office with the amendment to the access and change western district boundary from 10' to 5'. Commissioner Macaluso seconds the motion.

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

Passes 9-0.

Commissioner Macaluso made a motion to approve P.Z. 19-2000 Chesterfield Village Parcel C-313 with the amendment with structure set backs shall be the same as Ordinance 1206. Commissioner Broemmer seconds the motion.

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

Passes 9-0.

E. P.Z. 40-2000 Larry Enterprises, L.L.C.; a request for a change of zoning from a "NU" Non Urban District and a "FPNU" Non Urban Flood Plain District to a "P-I" Planned Industrial District for 14.1 acres of land located north of Highway 40/61, west of Boone's Crossing. (Locator Number 17U 52 0027).

Matt Brandmeyer stated that additional landscaping is required. Fire Marshall said that right turn will be addressed at Site Plan.

Commissioner Nolen made a motion to approve P.Z. 40-2000 Larry Enterprises L.L.C. with the additions in Attachment 2A7 be written the height limitation be exclusive of parapet walls. Last paragraph on page 7 of Attachment A add for clarification, landscaping plans will include additional landscaping that will not only comprised to planting which may include but not limited to water feature, brick planter and outdoor artwork. Commissioner Kodner seconds the motion.

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

Passes 9-0.

F. P.Z. 16-2001 Coventry Farm, Second Addition; a request for a change in zoning from a "NU" Non Urban District to an "R-3" Residential District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Ct. (Locator Number 21S 41 0066).

Commissioner Macaluso made a motion to advance P.Z. 17-2001 Coventry Farm Second Addition in front of P.Z. 16-2001 Coventry Farm, Second Addition. Commissioner Right seconds the motion and passes 9-0.

P.Z. 17-2001 Coventry Farm, Second Addition; a request for a change in zoning from an "R-3" Residential District to a "PEU" Planned Environmental District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Ct. (Locator Number 21S 41 0066).

Mike Hurlbert is ready to answer any questions.

Commissioner Macaluso made a motion to approve P.Z. 17-2001 Coventry Farm, Second Addition Commissioner Layton seconds the motion.

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

Passes 8-0.

XI. NEW BUSINESS

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee
C. Architectural Review Committee
D. Site Plan
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Architectural Review Board Update

Commissioner Broemmer made a motion to adjourn the meeting. Commissioner Sherman seconded the motion. The meeting adjourned at 8:57 p.m.

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Victoria Sherman, Secretary