PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 27, 1992

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

PRESENT	ABSENT
Ms. Mary Brown	Mr. Bill Kirchoff
Mr. Jamie Cannon	Ms. Barbara McGuinness
Mr. Dave Dalton	Mr. Walter Scruggs
Ms. Pat O'Brien	
Ms. Victoria Sherman	
Chairman Mary Domahidy	
Mr. Douglas R. Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mayor Jack Leonard	
Mr. Jerry Duepner, Director of Planning	
Ms. Laura Griggs-McElhanon, Senior Planner	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Jamie Cannon read the opening comments.

A. P.Z. 12-92 Grasse Properties, Incorporated; a request for a change in zoning from "NU" Non-Urban to "R-1A" 22,000 square foot Residence District for a 4.3 acre tract of land located on the east side of Straub Road, approximately 2650 feet north of Clayton Road (Locator Number 20R130067);

and

P.Z. 13-92 Grasse Properties, Incorporated; a request for a Planned Environment Unit Procedure in the "R-1A" 22,000 square foot Residence District for the same 4.3 acre tract of land located on the east side of Straub Road, approximately 2650 feet north of Clayton Road (Locator Number 20R130067). Proposed use: Single-family Residences.

B. P.Z 14-92 Grasse Properties, Incorporated; a request for a change in zoning from "NU" Non-Urban to "R-2" 15,000 square foot Residence District for a 6.7 acre tract of land located on the west side of Straub Road, approximately 2000 feet north of Clayton Road (Locator Numbers 20R130012 and 20R130030);

and

P.Z. 15-92 Grasse Properties, Incorporated; a request for a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District for the same 6.7 acre tract of land located on the west side of Straub Road, approximately 2000 feet north of Clayton Road (Locator Numbers 20R130012 and 20R130030). Proposed use: Single-family Residences.

Senior Planner Laura Griggs-McElhanon presented slides of the subject tracts and surrounding property.

Mr. John King, Attorney, presented the petitioner's request noting the following:

- Mr. Ken Grasse is the petitioner and owner, under contract, of the two (2) parcels of ground that are the subject for rezoning and Planned Environment Unit Procedure.
- Phase I of the project is P.Z. 12 & 13-92, consisting of 4.3 acres.
- Phase II of the project is P.Z. 14 & 15-92, consisting of 6.7 acres.
- Phase I is located to the east side of Straub Road, adjacent to Brookhill Subdivision which is currently being developed.
- Phase II is located on the west side of Straub Road (the private road running from Clayton Road north past the two (2) sites proposed.
- Surrounding land uses were identified.

- Phase I is a request for "R-1A" Residence District zoning, consisting of seven (7) single-family residential lots ranging in size from 16,250 square feet to 40,000 square feet. The homes range in size from 3,000 to 4,000 square feet and priced from $350,000 to $600,000.

- Phase II is a request for "R-2" Residence District zoning, consisting of fifteen (15) single-family residential lots ranging in size from 12,000 square feet to 37,000 square feet (the majority of lots would be 12,000+ and 13,000+ square feet, with Lot 13 being 37,000 square feet). The homes would be from 2,500 to 4,000 square feet and priced from $250,000 to $400,000.

- The larger lots in both Phase I and Phase II would be placed adjacent to the existing Brookhill Subdivision.

- Access to the homes would be from the existing stub streets in Brookhill Subdivision. Straub Road would not be utilized.

COMMENTS/DISCUSSION BY COMMISSION

- Phase II access through Brookhill Subdivision would originate from Schoettler Road.

- Straub Road is private, and an agreement would have to be worked out with the people who presently maintain the road and have access rights to it.

- There are currently seven (7) homes on Straub Road.

- Public Works comments dated June 12, 1992, referred to the vacation of Straub Road. The purpose of the vacation of Straub Road was discussed.

- All the owners along Straub Road would have to agree to the vacation.

- Possible roadway changes were discussed, particularly as they could be re-designed to include existing homes.

SPEAKERS IN FAVOR - With reservations.

1. Mr. John E. Reaban, 10726 Manchester, St. Louis, MO 63122, as an individual.

    - Requested that Straub Road not be used for construction unless the developer contributes to the maintenance of the road.

SPEAKERS IN OPPOSITION

1. Ms. Deborah C. Klug, 14908 Greenberry Hill Court, Chesterfield, MO 63017, for a group.

   - Expressed concern regarding stormwater runoff/drainage problems.
   - The subject parcels should be maintained as green areas, pocket parks, etc., and be preserved to protect the existing wildlife.

SPEAKERS - NEUTRAL

1. Mr. David B. Smart, P.O. Box 1455, Ballwin, MO 63022, as an individual.

   - Straub Road is maintained by the property owner's bordering it. It provides the only access for the residents to and from that property.
   - Expressed concern over the impact of the proposed development on users of Straub Road.
   - It would be virtually impossible, financially, for the present property owners to maintain, by themselves, the approximate three-quarter mile length of Straub Road.
   - Both pedestrian and vehicular traffic will be in extreme peril where Straub Road and the proposed the stub road (Straub Hill Lane) intersect. Straub Road is used by students walking to and from Parkway West High School and Parkway West Junior High.
   - Access for emergency vehicles needs to be maintained.
   - Mr. Smart proposed the following for consideration by the Commission:

     1) The developers of Brookhill Estates, and its additions, improve Straub Hill two-tenths (2/10) of a mile on each side of Straub Hill Lane. Straub Hill residents be allowed to use Straub Hill Lane.

     2) As a condition of purchase - homeowners in the proposed Grasse and Miceli developments in the vicinity of Straub Hill Lane, be required to join the Straub Road Improvement Association. The current dues are $200 per year.

3) Both Straub Road, and any interconnection roads, i.e., Straub Hill Lane, be clearly marked with stop signs.

4) A written agreement that vehicles of Grasse Properties, their contractors and suppliers, use Schoettler Road and Brookhill Estates, not Straub Road, for access to their development. The developer's of Brookhill Estates have already agreed to these conditions.

COMMENTS/DISCUSSION BY COMMISSION

- The Straub Road Improvement Association has attempted to have Straub Road taken over by the County. They refuse to do this until it meets County standards, which the Association cannot afford.

- The residents who live off of Schaefer Way are part of the group that maintains Straub Road.

- If this development is approved, the residents should be made to contribute to the maintenance of Straub Road, if they use it.

REBUTTAL - Mr. John P. King noted the following:

- The proposed development is partially in Ballwin Fire Protection District, and partially in Chesterfield Fire Protection District.

- Ballwin Fire District stated that, by closing off Straub Road and having no access to the proposed sites from Straub, would add six (6) or seven (7) minutes to their response time. The developer has to work with Ballwin Fire Protection District on this matter. Chesterfield Fire Protection District has yet to comment.

- In Phase I, a stub street could be put into Straub Road and until it is vacated, a barrier could be placed at that end. In the event that the parcel across the street is developed, the stub street would provide an access. This could also apply to the parcel noted as Phase II, if the two owner's to the north would cooperate. The streets through Brookhill would be utilized until/unless future development would necessitate future connection via the stub streets provided.

- Improvements to Straub Road to bring it up to City standards would be tremendously expensive.

- The land would be very expensive for the City to purchase and maintain as a city park. Property owner's have the right to develop or sell their property under the guidelines of the City.

- The City regulations and ordinances will be adhered to both during and after construction. The petitioner has provided for retention areas on the Phase II parcel. During the development of the land the developer will put up escrows and bonds, as required by the City, to prevent stormwater erosion and stormwater problems. The developer is responsible for any stormwater damage which may occur to any adjacent property owners.

COMMENTS/DISCUSSION BY COMMISSION

- No assessment has been made by the developer to determine the cost of improvement of Straub Road.

- If Straub Road were to be improved, easements of twenty (20) to forty (40) feet would have to be acquired from the proposed lots, as well as acquiring easements from existing lots.

- The existing pond will be eliminated.

SHOW OF HANDS

FOR: 14 AGAINST: 3

APPROVAL OF THE MINUTES

The Minutes were approved from June 22, 1992.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 9-92 City of Chesterfield Planning Commission; proposal to amend Sections 1005.150, 1005.160 and 1005.180 of the City of Chesterfield Subdivision Ordinance relative to street right-of-way.

Director Duepner presented the request and the Department's recommendation of approval, as stated in the report, and with amendments as outlined in Attachment A.

A motion to approve the request was made by Commissioner Cannon and seconded by Commissioner Sherman. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 0.**

B. P.C. 28-92 St. Luke's Episcopal-Presbyterian Hospital; Conditional Use Permit in "NU" Non-Urban and "FPNU" Flood Plain Non-Urban Districts; northeast corner of Highway 141 and Conway Road.

Director Duepner summarized the report, noting the Department believes that the four (4) criteria for a Conditional Use Permit have been met. The four (4) criteria are:

1) The use is consistent with good planning practice.

2) The use would be operated in a manner not detrimental to permitted developments and uses in the district.

3) The use would be developed and operated in a manner visually compatible with permitted uses in the surrounding area.

4) The use is essential and desirable to preserve and promote public health, safety and general welfare.

A motion to affirm the decision of the St. Louis County Planning Commission and grant the Conditional Use Permit was made by Commissioner Cannon. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- If someone wants to withdraw their name, they can do so until the time has expired for filing of the protest. But, if we don't have a cut-off date it never ends. The percentage of signatures would not make a difference in the vote at this evening's meeting.

- Surface parking could have been provided by the hospital in lieu of the parking garage. The parking would have to meet established setbacks around the entire perimeter of the site.

- The uses of the other two (2) buildings consist of doctor's offices and various medical services to patients.

A motion to approve the request was made by Commissioner Cannon and seconded by Commissioner Sherman. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 0.**

The Planning and Zoning Committee may hold a public hearing on this matter, or send it to full Council. The City Council will have final action on this matter.

C. P.Z. 8-92 John A. and Laverne Reuther; request for a Conditional Use Permit (CUP) in the "NU" Non-Urban District; Reuther Drive, northwest of Wild Horse Creek Road.

Director Duepner presented the request and the Department's recommendation of approval, subject to the conditions contained in Attachment A.

A motion to approve the Department's recommendation was made by Commissioner O'Brien and seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- The top of the tower (panel type) would be six (6) feet in height.

- The stability of the mono pole was discussed.

- The mono pole is currently utilized at several locations in the surrounding area.

- A beacon is not currently required, but the petitioner will meet all FAA requirements.

- The existing tree cover will remain.

- This particular site was chosen primarily because its height and location would provide the best overall coverage for the cell.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. **The motion passed by a vote of 6 to 0.**

D. P.Z. 10 & 11-92 R.J. and J. Partnership; requests for a change of zoning from "NU" Non-Urban and "FPNU" Flood Plain Non-Urban to "R-1" One Acre and "FPR-1" Flood Plain "R-1" One Acre Residence Districts, and a Planned Environment Unit Procedure in the "R-1" and "FPR-1" Residence Districts; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Director Duepner noted the Department recommends this matter be held. Also, the petitioner had requested this matter be held pending receipt of comments from the St. Louis County Department of Highways and Traffic.

COMMENTS/DISCUSSION BY COMMISSION

- There is no timetable from the County to widen Kehrs Mill Road to three (3) lanes. There are also plans to remove the hump at Pacland Place.

- The Department will look at the issue of an emergency access only on Kehrs Mill Road for the Country Place Subdivision.

A motion to hold the request was made by Commissioner Sherman and seconded by Commissioner Dalton. **The motion passed by a voice vote of 6 to 0.**

E. Memorandum from the Director of Planning concerning Development Process in the City of Chesterfield.

Director Duepner described the Development Process Chart for Commission review, comment and concurrence. He noted that the Process Chart has already been approved by the Planning and Zoning Committee of City Council and the Public Works/Parks Committee of City of Chesterfield.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was raised about the summer schedule of the City Council in the Review Process timetable. This issue will be revisited at Council next month.

Commissioner Sherman left the meeting.

- Indication of how long an improvement plan is in effect before an improvement takes place.

Commissioner Sherman returned to the meeting.

- It was suggested that various subdivision representatives be provided this process information.

A motion to concur with the Development Process Chart was made by Commissioner O'Brien and seconded by Commissioner Brown. **The motion passed by a vote of 6 to 0.**

Chairman Domahidy noted that, in the absence of Site Plan Committee Chair Bill Kirchoff, Commissioner Sherman presided.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. United Methodist Church of Green Trails; "NU" Non-Urban District Site Plan; north side of Ladue Road at Green Trails Drive.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Site Plan, with the condition that a gate be installed at the Green Trails Drive entrance, to be utilized during those hours other than immediately before and after church services, and on Wednesday mornings. The motion was seconded by Commissioner O'Brien, **and passed by a voice vote of 5 to 0 to 1, with Commissioner Brown abstaining. Commissioner Brown also abstained from this item during the Site Plan Meeting.**

Commission Chairman Domahidy turned the chair over to Vice-Chair Mary Brown and left the meeting.

B. D.L. 2-49 Spirit of St. Louis (Centurion Investments); "M-3" Planned Industrial District Amended Site Development Plan and Revised Architectural Elevations; east side of Beechcraft Avenue, north of Edison Avenue.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening. The motion was seconded by Commissioner Cannon, **and passed by a voice vote of 5 to 0.**

C. P.C. 78-82 Alvin D. Vitt & Company (Chesterfield Valley Center); "M-3" Planned Industrial District Site Development Section Plan and Architectural Elevations (Kalimar); east side of Goddard Avenue, north of Chesterfield Airport Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening without the additional landscaping in the Department's report. The motion was seconded by Commissioner Cannon, **and passed by a voice vote of 5 to 0.**

D. P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall); "C-8" Planned Commercial District Landscape Plan (Famous Barr); southwest quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening. The motion was seconded by Commissioner O'Brien, **and passed by a voice vote of 5 to 0.**

E. White Gate Farms Estates; Subdivision Record Plat; north of Clayton Road, west of Straub Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening. The motion was seconded by Commissioner Cannon, **and passed by a voice vote of 5 to 0.**

F. P.C. 95-87 Sachs Properties, Inc. (West County YMCA); Conditional Use Permit (CUP) in "R-6A" District Amended Site Development Plan; south side of Burkhardt Place, west of Chesterfield Parkway South.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening which includes two (2) stairways from the road down to their parking lot. The motion was seconded by Commissioner O'Brien, **and passed by a voice vote of 5 to 0.**

G. P.C. 12 & 13-88 Geriatrics Management, Inc. (The Terraces at Woods Mill Cove); "R-3" and "FPR-3" PEU Amended Site Development Plan; west side of Old Woods Mill Road, north of Conway Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening. The motion was seconded by Commissioner Cannon, **and passed by a voice vote of 5 to 0.**

H. P.C. 12 & 13-88 Geriatrics Management, Inc. (The Terraces at Woods Mill Cove); "R-3" and "FPR-3" PEU Boundary Adjustment Plat (Lots 8-16); west side of Old Woods Mill Road, north of Conway Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the request as submitted earlier this evening. The motion was seconded by Commissioner Cannon, **and passed by a voice vote of 5 to 0.**

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Brown reported that the Ordinance Review Committee met on June 29, 1992. The Committee met with representatives of the Home Builders Association, Chesterfield Chamber of Commerce, Civic Progress, and a representative of the sign industry. The purpose of the meeting was to discuss the proposed Sign Regulations currently under consideration by the Committee. Several points were raised at the meeting which were summarized by Mr. Duepner. The Ordinance Review Committee met again on Tuesday, July 21, 1992, at 4:30 p.m., to review the document, as well as to discuss the issues brought forth. Some comments were received in writing, although not from all of the groups. The Committee reviewed the comments but was not able to complete review that evening; therefore, another meeting is scheduled on August 18, 1992, at 4:30 p.m. The plan is to have a final Ordinance Review Committee Meeting on September 1st, at 7:00 p.m. She requested all members of the Committee make a special effort to attend the September 1, 1992 Meeting, as it is important that all members be familiar with this Ordinance before going to public hearing either the first or second meeting in September.

B. Architectural Review Committee

Committee Chair O'Brien reported that the Committee met on June 24, 1992. The next planned meeting is scheduled for Tuesday, August 4, 1992, at 4:30 p.m., at City Hall Conference Room. At the August 4 Meeting, the Committee will discuss two items in particular: 1) the requirement for determination of the percentage of exposed concrete on foundations; and 2) the discussion of the requirement for non-residential buildings to be designed by a licensed architect.

C. Site Plan/Landscape Committee

Commission Vice-Chair Brown reported that the next meeting will be August 13, 1992, at 4:00 p.m.

Senior Planner Laura Griggs-McElhanon noted that she had contacted the HBA and is trying to set a meeting to discuss the proposed policies. In addition, she was given the names of two organizations: 1) the Missouri Growth Association; and 2) the National Association of Industrial and Office Parks. One contact person, Sandy Rothchild works with both groups. She has talked with him and mailed a copy of the proposed policies, in response to requesting input from commercial and industrial developers. She will try to have the comments by the August 13 Meeting.

D. Comprehensive Plan Committee

Commissioner O'Brien noted an error on the Summary of the last Comprehensive Plan Committee Meeting. The word "Old" is to be removed from the notation to "Old Bonhomme Presbyterian Church."

E. Procedures Committee - No report.

Vice-Chair Brown reminded everyone that we are having a party August 15, 1992.

Director Duepner noted there will be a public hearing on August 10, 1992. The meeting will be for the public hearing only, and will begin at 7:00 p.m.

Vice-Chair Brown noted there is a meeting with the Planning and Zoning Committee and Planning Commission on August 29, 1992. All Councilmembers will be invited.

Director Duepner noted that a proper notice will be posted for the August 29, 1992 Meeting.

Commissioner O'Brien noted that the only person she has not heard from regarding the party is Commissioner Dalton.

The meeting adjourned at 9:05 P.M.

Mary Domahidy for
Walter Scruggs, Secretary

[MIN7-27]