

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
July 23, 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. Tom Blanchard, Project Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Paul DeLuca, Project Planner
Ms. Hannah Wilhelm, Executive Secretary

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

IV. PUBLIC HEARINGS:

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

Chairman Banks recognized the attendance of Mayor John Nations, Council Liaison Charlie Scheidt and Councilmember Hurt.

A. 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).
Conditional Use:

Radio, television, and communication transmitting, receiving, or relay towers and facilities (170-ft. monopole, foundation, antennae, coaxial cable, and accompanying electronic equipment cabinets to be used as a wireless telecommunications facility).

Project Planner Matt Brandmeyer gave a slide presentation of the subject site and surrounding area.

Daniel Fitzgibbon, 16053 Meadow Oak Drive, Chesterfield, MO 63017, representing Sprint PCS.

- Speaker stated that there are 114 million subscribers;
- Speaker stated that Sprint will introduce later this year their 3G System, a wireless data communications;
- Speaker stated that Sprint is the largest nationwide wireless network;
- Speaker stated that it will be located at South Ladue Road east of highway 141;
- Speaker stated that Sprint will be leasing from St. Louis County;
- Speaker stated that the tower height will be 210';
- Speaker stated that the FAA says that will be no lighting needed.

Councilmember Kodner asks about the lease from St. Louis County – will be a 30 year lease with 5 year option increments.

Councilmember Macaluso asks if towers ever come obsolete - and it was explained that at times the old tower is taken down and a new one replaces it.

Councilmember Beach explains about the cell tower ordinance, that if the tower is not used for a certain amount of time they will be taken down.

Councilmember Nolen asks about the tower enclosure – 6' chainlink fence. She would suggest that the fence needs to have landscaping around the fence.

Stanley Hardemen, 24 Worthington Access Road, Maryland Heights, MO 63146, Engineer with Sprint PCS, and is here to answer any questions.

Patrick Bardone, 11360 Lackland Rd., St. Louis, MO 63146, in favor and works for Nextel Application.

- Speaker states that 130' level will meet their objective
- Speakers states that a 12x20 equipment shelter will be added.

Issues: Screening fence or landscaping, other carriers set backs, access problems.

Councilmember Sherman read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

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

VI. PUBLIC COMMENT

1. Mr. Allen Shepard, 826 Judson Manor, speaking neutral for the P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

- Speakers states that additional traffic is not wanted. R-2 area does not need Howard Bend Tract.

2. Dennis Hayden, 7 The Pines Ct., St. Louis, MO 63141 in favor of P.Z. 22 & 23 2001 Delmar Gardens if in favor of the project and is here to answer any questions.
3. Roger Vonder Bruegge, 6317 Clayton Road, Clayton, MO 63317 in favor of West County Christian Church and is here to answer any questions.
4. Jim Jacobi, Sachs Properties Inc. in favor of Chesterfield Village, Southwest Quadrant Central Park Square and is here to answer any questions.
5. Carl Lueker 10849 Indian Head Ind. Blvd., St. Louis, MO 63132, in favor of Chesterfield Village, Southwest Quadrant Central Park Square and here is here to answer any questions.
6. Kathy Higgins, Sachs Properties Inc. in favor of Chesterfield Village, Southwest Quadrant Central Park Square and is here to answer any questions.
7. Sandra Wilson, 844 Nardin Dr., Chesterfield, MO 63017 speaks for herself and her husband Ron Wilson, in opposition of P.Z. 18-2001 Chesterfield Post Office;
 - Does not want the development of a parking lot to disrupt the quietness of the street.
8. Mike Doster, 16476 Chesterfield Airport Rd., Chesterfield, MO 63017, speaks in favor of P.Z. 41&42 –2000 Howard Bend Tract; asks that this project be held until the August 13, 2001 meeting;
 - 146 Single family attached, 2-car garage alignment with Ladue Road.

Councilmember Kodner suggest that there be no access on White Road and all housing be 2 car garage.

Councilmember Macaluso asks about the water company. If they do not let the water main be moved.

Then a change in zoning will needed.

Councilmember Wardlaw asks about the zone change.

Councilmember Nolen asks about the back parcel be donated to the St. Louis County Parks and Public Works for a salt dome.

9. Howard Chilcutt, 16640 Chesterfield Grove Rd., Chesterfield, MO 63005, President of The Jones Company, speaking in favor of P.Z. 41 & 42 – 2000 Howard Bend Tract;

- Disappointed that everybody did not accept the Faust White Road access.
- Have added a product line in the Chesterfield area.
- Size of units will be 1,500 to 3,400 square feet.
- Average price will be \$265 thousand and have 2 car garages.

VII. SITE PLANS BUILDING ELEVATIONS AND SIGNS

A. West County Christian Church: Landscape Plan for the church addition, and new parking lot located on S. Woods Mill Road.

Commissioner Nolen made a motion to approve the landscape plans for the church parking lot addition. Commissioner Macaluso seconds the motion and passes by a voice vote 9-0 with 1 abstention.

B. Chesterfield Grove, Lot 1A & 3: a Record Plat for a 4.066 acre tract of land zoned "C-3" Shopping District, located on the west side of Baxter Road, south of Chesterfield Airport Road. (Ordinance Number 1371).

Commissioner Nolen made a motion to approve Chesterfield Grove, Lot 1A & 3
Commissioner Kodner seconds the motion and passes by a voice vote 9-0.

C. Lou Fusz Ford: Site Development Plan and Landscape Plan for an addition and a new building on a 6.497 acre tract of land, zoned "PC" Planned Commercial District located north of Chesterfield Airport Road and east of Long Road.

Commissioner Nolen made a motion to approve Lou Fusz Ford provided the ARB lighting recommendation be followed and 3 additional canopy trees be place on the Highway 64/40 corridor be placed behind the shrubbery shown in the plan.
Commissioner Macaluso seconds the motion and passes by a voice vote 9-0.

D. Chesterfield Village, Southwest Quadrant Central Park Square (C-121); Review of Site Development concept Plan for a proposed office/retail development South of Burkhardt Place, North of Lydia Hill Drive.

Commissioner Nolen made a motion to approve the Chesterfield Village, Southwest Quadrant Central Park Square. Commissioner Broemmer seconds the motion and passes by a voice vote 9-0.

VIII. OLD BUSINESS

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU " Non Urban District to a "R-3" Residential 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).

And

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

Commissioner Macaluso made a motion to hold the P.Z. 41- & 42 –2000 Howard Bend Tract until the August 13, 2001 meeting. Commissioner Kodner seconds the motion and passes by a voice vote 9-0.

C. 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).

Together with

D. 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).

Commissioner Sherman would like to more about the access between the two properties.

Commissioner Sherman would like to know more about the effect of Nardin Drive.

Commissioner Banks would like to know what was approved last year about Nardin Drive and what is left for homes in that area.

City Attorney Beach would like to have more information about the uses for the original Post Office ordinance.

E. P.Z. 21-2001 Delmar Gardens; a request for a change of zoning from an “NU” Non-Urban District to a “PC” Planned Commercial District for 8.5 acres of land located on the north side of North Outer Forty Road, east of Delmar Gardens. (Locator Numbers: 18S 32 0039 and parts of 18S 32 0051, 18S 32 0062, 18S 32 0073, 18S 32 0084 and 18S 32 0095).

And

F. P.Z. 22-2001 Delmar Gardens; a request for a change of zoning from an “NU” Non-Urban District to a “R-3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Number;

G. P.Z. 23-2001 Delmar Gardens; a request for a Planned Environment Unit in an “R-3” 10,000 Square-foot Residence District for 6.3 acres of land located on the south side of Conway Road, east of Delmar Gardens. (Locator Numbers: parts of 18S 32 0051,

18S 32 0062, 18S 32 0073, 18S 32 0084 and 18S 32 0095). Proposed use: Single-family attached residences.

Discussion followed: Johnson's letter, fire issues, emergency access.

H. 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).

Project Planner, Michael Hurlbert gave an overview of the project, stating what trees can and cannot be saved. Lot 7 have a side yard setback to the north equal to the front yard set back of 20 feet.

Commissioner Nolen made a motion to approve P.Z. 16-2001 Coventry Farm, Second Addition; Commissioner Kodner seconds the motion and passes by a voice vote of 9-0.

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

The motion was approved by a vote of 9-0.

I. 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).

Commissioner Nolen made a motion to approved P.Z. 17-2001 Coventry Farm, Second Addition; Commissioner Kodner seconds the motion.

Discussion followed: 20 foot side set back on lot 7, trees, retaining 30% of the woodland trees, replant trees that cannot be saved, curve the sidewalk around the tree, move a driveway if not planned to save a tree, the developers arborist.

Commissioner Nolen made a motion to amend the motion to hold P.Z. 17-2001 Coventry Farm, Second Addition until the August 13, 2001 meeting, allowing the arborist to discuss the tree concerns. Commissioner Kodner seconds the motion.

Discussion follows; someone from Volz would need to also attend and discuss the concerns.

Commissioner Right states that the developer is meeting the ordinance.

Commissioner Kodner withdraws his second to the motion.

Commissioner Macaluso seconds the motion.

Discussion follows: guidelines, ordinance requiring sidewalks forces the developer to remove trees, holding up the developer by means of trees,

Motion to hold for more input for the trees from the developer.

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

Motion passes 6-3.

Discussion follows: Comprehensive Plan, work session.

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 – letter to Ms. Price
- F. Comprehensive Plan Committee
- G. Procedures and Planning Committee
- H. Architectural Review Board Update

Commissioner Banks made a motion to adjourn the meeting. Commissioner Nolen seconded the motion. The meeting adjourned at 8:25 p.m.

Victoria Sherman, Secretary