

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 9, 1990

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Jamie Cannon
Mr. Les Golub
Mr. William Kirchoff
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

ABSENT

Mr. Dave Dalton
Ms. Mary Domahidy

INVOCATION: Rabbi Barnett Brickner, United Hebrew Congregation

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARING - Commissioner Scruggs read the opening remarks.

- A. P.Z. 10-90 Riverdale Homes, Inc.; a change in zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District for a 2.7 acre tract located on the east side of White Road, approximately 150 feet south of Green Trails Drive South. The proposed use is detached single-family residences.

Mr. Gil Henderson spoke on behalf of the petition, giving the following information.

- o The lots would be subdivided into six (6) residential lots.
- o The lots would be approximately 15,000 square feet, or more.
- o The price range of the houses would be between \$350,000 to \$500,000.
- o The style and architecture of the proposed homes would be similar to

- o The style and architecture of the proposed homes would be similar to those surrounding the site.
- o One (1) road would be added, which could be connected, at some future date, to parcels at the rear of the property.

COMMENTS/DISCUSSION BY COMMISSION

- o The average size of the proposed houses would be between 3,000 and 5,000 square feet.
- o The lots would be between 18,000 and 19,000 square feet.
- o The existing road (to be eliminated) provides access to three (3) homes.
- o The area along the Lots 4, 5 and 6 of the new development, and the backs of the lots in the Green Trails West Subdivision, will remain undisturbed. This area is now heavily wooded and landscaped, and should remain intact.
- o Trees and landscaping will be preserved, where possible. The topography will change very little. Some grading will be necessary for construction of the new road.
- o Drainage provisions should not substantially change topography of the site.

SPEAKERS IN FAVOR

Mr. Charles K. Johnson, 1050 White Road, as an individual.

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

A show of hands indicated seven (7) in favor and zero (0) opposed.

APPROVAL OF THE MINUTES

A. The Minutes were approved from June 25, 1990.

COMMITTEE REPORTS

Architectural Review Committee

Commissioner Cannon, Chairman of the Architectural Review Committee, made the following comments.

- o The architectural review for Midland will be deferred until after the site plan review for same.
- o The Architectural Review Committee is in the process of developing submission standards for development projects, as well as criteria to be used for preparation of architectural review reports. This should come before the Commission within the next thirty (30) to sixty (60) days.

Ordinance Review Committee

Commissioner Brown, Chairman of the Ordinance Review Committee, made the following comments.

- o The Committee met this evening, and would like to move that the Department of Planning/Economic Development hold public hearings on two (2) requests for changes in amendments: 1) the addition of filing fees for the Commercial Service Procedure; and 2) an amendment to the Subdivision Ordinance regarding fee increases for inspections and grading, as approved by Chesterfield voters on June 5, 1990.

Commissioner Scruggs seconded the motion, and the motion was approved by a voice vote of 7 to 0.

- o Two (2) other issues discussed for possible Zoning Ordinance Review: 1) satellite dish regulations; and 2) street trees, particularly in rights-of-way.
- o The Committee would like to receive a report from the Department of Planning/Economic Development concerning both issues.

Master Plan for the Valley

Councilmember Hathaway stated the following.

- o The Council has had preliminary discussions with the Economic Development Committee, Chairman of Public Works Committee (Councilmember Bute), and recommended that a Steering Committee be established.

- o The Steering Committee is to include representation from the Planning Commission, Public Works Citizen Advisory Committee, Levee District, and Business Interests in the Valley Area.
- o Part of the membership includes Dick Hrabko (President Pro-Tem of the Council), Councilmember Bute, and Councilmember Hathaway.

Chairman McGuinness appointed Mary Domahidy (Chairman of Comprehensive Plan Committee), Mr. Walter Scruggs, and Mr. Bill Kirchoff to the Steering Committee.

OLD BUSINESS

- A. P.Z. 6-80 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" Residence District and "C-2" Shopping District to "C-8" and Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

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

A motion to approve the petitioner's request, subject to the Department's recommendations in Attachment A, was made by Commissioner Kirchoff. The motion was seconded by Commissioner Golub.

COMMENTS/DISCUSSION BY COMMISSION

The motion was amended as follows:

1. Section 4.n - to allow no more than two (2) free-standing business or project identification signs, with a maximum size of fifty (50) and thirty-two (32) square feet in outline area, respectively.
2. Section 4.1.1 - All new deciduous trees shall be a minimum of two and one-half inches in caliper.

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

- B. P.Z. 3-90 Dean R. Frankiewicz; a request for a CUP in "NU" and "FPNU" Districts; north side of North Outer Forty Road, east of Boones Crossing.

Planning Specialist Kleiner presented the request, and the Department's recommendation that the Commission reaffirm its original decision for approval.

COMMENTS/DISCUSSION BY COMMISSION

- o The Commission will submit its recommendations to the Council, in response to the Council referral, in accord with their exercising their power of review, with no indication of any reaffirmation.
- o The Commission decided to vote separately on the two (2) recommendations to be forwarded to the Planning and Economic Development Committee of the City Council.

A motion to recommend that the lighting standards remain at twenty-four feet was made by Commissioner Scruggs. The motion was seconded by Commissioner O'Brien. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

A motion to recommend that the net and perimeter fencing be limited to a height of ten (10) feet was made by Commissioner Golub. The motion was seconded by Commissioner Scruggs. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

Councilmember Hathaway left the meeting at this time.

NEW BUSINESS

- A. P.Z. 18-89 Charles Liebert (Westerly); a request for amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road, south of Georgetown Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval of the three (3) amendments requested.

A motion to approve the amendments #1 and #2 to Ordinance No. 381, and to deny amendment #3, was made by Commissioner Brown. The motion was seconded by Commissioner Cannon. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

- B. Correspondence from the Director of Planning/Economic Development concerning building elevations for P.C. 20-38 Charles Hennemeyer, Inc. (Drew Station).

Director Duepner stated that the Department of Planning/Economic Development has reviewed the file and Planning Commission Minutes concerning this matter, and found no reference to color of mortar.

Councilmember Hathaway returned to the meeting.

- C. Planning Commission Status Sheets.

This was received and filed by the Commission.

Commissioner Golub left the meeting for a few minutes, and returned.

- D. P.C. 47-87 MBM Partnership, Inc. and P.C. 80-88 Shell Oil Company (Wildhorse); a request to amend PEU in "R-1" and "FPR-1" One-Acre Residence Districts; south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Director Duepner gave a brief history of the project, and recommended that a public hearing be held on this matter to seek the combination of these two (2) Planned Environment Units.

COMMENTS/CONCERNS OF COMMISSION

- o The benefit of combining into one (1) PEU, would be the creation of one (1) Ordinance that basically covers the entire area within the City of Chesterfield.

Commissioner O'Brien made the motion to direct the Department Staff to set a public hearing on the matter. The motion was seconded by Commissioner Kirchoff, and passed by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 26-89 Midland-Capitol Properties II (Chesterfield Crossing): "C-8"
Planned Commercial District Site Development Plan and Architectural Elevations; west side of Clarkson Road, north of Lea Oak Drive.

Planning Specialist Kleiner presented the request and the Department's recommendation of approval of the site development plan and landscape plan. The architectural elevations were presented for Commission review.

Commissioner Kirchoff made mention of the fact that the Site Plan Review Committee will be forming a group, within the Site Plan Review Committee, to address landscaping on commercial and residential developments, in order to develop some standards to be used on a policy basis for a period of time. If successful, these policies could become Ordinances to use as landscaping guidelines. He asked for volunteers.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the site development plan and landscaping, as proposed by the petitioner, with the condition that deciduous trees be a minimum of 2 1/2 inches caliper, and holding on the architectural elevations. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- o Size of proposed parking lot islands.
- o Necessity of irregular shaped landscaped islands to accommodate parking needs.
- o Minimum width specified for parking islands is five (5) feet.

The motion was approved by a voice vote of 7 to 0.

Commissioner Cannon gave the report of the Architectural Review Committee from its meeting of June 29, 1990.

Commissioner Cannon made the motion to approve the architectural elevations except:

- o the brick to be used on the rear of the buildings, including the two sides near the fountain, should be the same as the brick on the existing Chic building;
- o the location of the sign is to be limited to sign band;
- o the bank building roofing is to be copper;

The motion was seconded by Commissioner Golub.

COMMENTS/DISCUSSION BY THE COMMISSION

- o Concern about the use of primary colors on the sign band for the Kids R' Us Store.
- o Size of lettering for signs.
- o Placement of signs on brick surface.
- o Concern of setting a precedent which would affect all development regarding elimination of distinctive signs, i.e., Toys R' Us signs consisting of primary colors.
- o Sign band consistency could void the architectural (gable elements) intent of the project.

The motion was amended as follows:

- o to allow the signage on the three (3) gables (brick), to be reviewed and approved by the Planning Commission;
- o to delete the primary colors on the sign band;
- o to require the roof material of the retail building to be the same as that of the nearby Dierberg's Marketplace, or composed of an alternative material, to be approved by the Planning Commission; and
- o the awning color is be the same as the top color on the sheet provided by the developer (same as decorative grille).

Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

The meeting recessed for five minutes.

Doug Deas' left the meeting at this time.

- B. P.C. 52-84 Mills Properties, Inc. (Willow Creek Apartments); "R-3" 10,000 square foot and "R-6" 2,000 square foot Residence Districts with a PEU, Site Development Plan and re-submitted Architectural Elevations; north side of Olive Boulevard, west of West Drive.

Mr. Dan Olson, Planning Technician, presented the re-submitted building elevations and Site Development Plan.

On behalf of the Site Plan Committee, Commissioner Kirchoff made the motion to approve the site development plan and the re-submitted architectural elevations, subject to the Department's recommendation regarding the trash enclosure. The motion was seconded by Commissioner Scruggs. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

Doug Beach returned to the meeting at this time.

- C. P.C.93-88 Daniel Stegmann: "C-8" Planned Commercial District Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wild Horse Creek Road.

Planning Specialist Kleiner presented the request and the Department's recommendation to hold.

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the Department's recommendation to hold for additional information on highway improvements in the area and bonding. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- o More discussion is desired regarding establishment of a Performance Bond and establishment of a Maintenance Bond.
- o Additional information is requested regarding the necessity of grading at this time.

The motion was amended to include:

- o the recommendation that the Bonds be explored further; and
- o additional information be submitted regarding future plans for this site and highway improvements in the area.

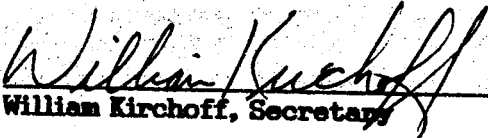
The motion passed by a voice vote of 7 to 0.

- D. Sycamore Place Subdivision: "R-3" 10,000 square foot Residence District Boundary Adjustment Plat (Lots 25 and 26); terminus of Terrimill Drive.

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

On behalf of the Site Plan Committee, Commissioner Kirchoff made a motion to approve the request as recommended by the Planning Department. The motion was seconded by Commissioner Scruggs, and passed by a voice vote of 7 to 0.

The meeting adjourned at 9:45 p.m.


William Kirchoff, Secretary

[MIN7-9]