PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 27, 1994

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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
Mr. Rob Heggie Acting City Attorney
Councilmember Barry Flachsbart, Council Liaison
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Linda McCarthy

INVOCATION - Commissioner Dave Dalton

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness recognized The Honorable Mayor Jack Leonard, Councilmember Barry Flachsbart (Ward I), and Mr. Rob Heggie - Acting City Attorney.

PUBLIC HEARINGS - Commissioner Casey read the "Opening Comments"

A. **P.Z. 12-94 Carl R. Tisone (Indoor Golf Driving Range)**; a request for a Conditional Use Permit (CUP) in the "NU" Non-Urban District for a 5.0 acre tract of land located on the north side of North Outer Forty, approximately 4600 feet east of the intersection of Boones Crossing and North Outer Forty. (Locator Numbers 17T510029 and 17T520039) Proposed Use: Indoor golf driving range with accessory uses including a sports pro shop, snack bar, game room and ancillary seating and facilities.

Toni Hunt, Planner I, gave a slide presentation of the subject site and surrounding area.

Mr. Jamey Alverson, Architect for the project, spoke on behalf of the petitioner noting the following:

- Presented five boards representing plans and elevations of perspective views of the golf dome facility.

- Described location of the existing facility and its proximity to surrounding development.

- The project is made up of three (3) basic portions -

    1. parking area to the front of the building, containing approximately ninety (90) parking spaces;

    2. club house area near the front entrance, housing a snack bar area, office, sitting area, bathrooms, and other mechanical spaces; and

    3. behind the club house, through an air lock, is the golf dome itself.

- The site will be heavily landscaped (tree plantings), both in the parking area and side parameters of the facility itself.

- Entrance to the site will be from the North Outer Forty Road, just east of the Ice Arena.

- The building itself is small, but the screening and cover will make it appear more appealing.

- Upon entering the building, off to the left of the center entrance, there is an outside courtyard.

- Inside the building from the court yard entrance, is the pro shop, admissions area, snack bar, office, seating area, public bathrooms, and emergency/service exit/entrance off the back side of the clubhouse.

- The mechanical area, service area and dumpster (trash pick-up) are not visible from the street, due to placement of a large screen wall across the front of the building.

- Entry to the dome is through a revolving door air lock.

- The major activity within the dome would be practicing driving golf balls; additional areas proposed are a miniature golf area and a putting green.

- Just inside the dome is a driving structure, completely independent of the dome itself, which allows approximately thirty-four (34) or thirty-five (35) driving positions.

- The distance and accuracy of the shot will be simulated.

- There are two (2) emergency exists along both sides of the dome.

- Practice sand traps could be included within the dome.

- Handicap provisions are made at the front of the building.

- Maintenance of the inside of the building is provided through a vehicle air lock entrance, also at the front of the building with obscured doors.

- The mechanical equipment which keeps the dome inflated is contained within a screened-in area.

- The mechanical equipment for the small club house building is a pre-packaged, roof-top unit, which will sit up on top of the club house facility. It would also be obscured behind the club house elevation.

- Near the main front elevation of the building and the typical side elevations, they are proposing use of a material similar to that being used for the Ice facility (i.e., a synthetic stucco material which maintains constant color and doesn't crack).

- The material could be green, or some other color.

- Lighting for evening use is proposed to be along the top and at the two (2) front entrances of the structure.

- There would also be an illuminated emblem of some kind, which would be, if appropriate, the signage for this building. Signage may occur elsewhere, as permissible under the code.

- The golf dome structure is a polyester synthetic fabric structure which meets all the structural criteria at the highest level, and does not contribute to flame or smoke spreading. If a flame were put on this fabric it would burn out in less than two (2) seconds.

- The side elevation shows some structural reinforcing in the fabric itself.

COMMENTS/DISCUSSION BY COMMISSION

Chairman McGuinness noted the City has never approved a polyester building.

Commissioner Kirchoff inquired whether the building would operate year-round.

Mr. Alverson stated it would be.

Chairman McGuinness inquired about removal of the dome.

Mr. Alverson stated it could be taken down in about one (1) day's time.

Chairman McGuinness inquired about the foundation.

Mr. Alverson stated the dome is anchored to the ground with a concrete "grade beam," consisting of a special detail of fabric and wood.

Mayor Leonard inquired whether the material proposed is the same as the dome in Minneapolis.

Mr. Alverson stated it was; and there are several domes in that area, as well as a large number in Canada.

Commissioner Broemmer inquired whether the dome was totally supported by air, and how it might change with wind loads, snow loads, etc.

Mr. Alverson stated it was completely supported by air. The air pressure is adjusted to accommodate wind changes, and there is enough heat generated inside the dome to melt snow into water which runs off easily.

Commissioner Broemmer inquired about a backup operating system for the dome.

Mr. Alverson stated there is a backup system to keep the dome up in the event the primary system fails.

Chairman McGuinness inquired about the color of the dome.

Mr. Alverson stated the dome is anticipated to be a white material.

Commissioner Broemmer inquired about the lighting of the dome.

Mr. Alverson noted the dome is illuminated in two (2) manners: 1) up-lighting into the dome surface (40' candles); and 2) from the sun during the day, as the material is translucent.

Chairman McGuinness inquired about the visibility of the dome, and whether or not it would glow at night.

Mr. Alverson stated you won't see anything during the day. During the evening there would be a very slight glow emitted through the material of the dome.

Mr. Broemmer indicated, by his calculations, the dome would glow at night.

Commissioner Kirchoff inquired about possible colors of the dome.

Mr. Alverson stated he believes it could be another color, (i.e., various shades of white, creme or grey).

Chairman McGuinness inquired about signage.

Mr. Alverson noted the petitioner is anticipating an emblem that may be four (4) feet across; however, this will have to be verified. It is not anticipated that the petitioner will request a sign on the dome portion.

Councilmember Flachsbart inquired about traffic conditions surrounding the proposed structure, in particular, access to the property.

Mr. Rhein Dabler, Engineer for the project, noted the road (North Outer Forty) is maintained by the State, and is capable of handling the anticipated traffic generated by the proposed building. He noted this facility has approximately twenty percent (20%) of the parking spaces available to the Ice Arena, which was recently approved by the City,

Acting City Attorney Heggie inquired whether there are any additional uses proposed.

Mr. Alverson noted the possibility that other participatory sports could take place there; but, the primary use would be for practicing golf, or golf related activities. He further noted there is no competition use planned for this facility.

Commissioner Dalton inquired whether consideration has been given to combining the two (2) parking lots, since the facilities will be similar.

Mr. Dabler noted there has been some discussion about that; but, at this time, since there is a storm drainage facility that would lie between the two (2) parcels, he would suggest

we hold off on that for a little while. He suggested the owners go forward with the project, and then see if there is a need to connect the two (2) at some time in the future.

Commissioner Bly inquired regarding any State requirements for the road.

Mr. Dabler noted a comment was made requiring the road frontage on the outer roadway, immediately in front of the facility, to be over-surfaced with either one (1) or two (2) inches of asphalt. This is the same condition placed on the Ice Arena, Outdoor Driving Range, and the Outdoor Equipment facility located on the outer roadway.

Chairman McGuinness inquired about the Fire District comments regarding sprinklers.

Mr. Alverson noted the material of which the dome is constructed is flame resistant. The dome structure itself does not carry any load other than its own load, because its being held up by air. The lighting and other structures in the dome are supported off the ground.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS - NEUTRAL - None

REBUTTAL - Waived

Commissioner Casey read the remainder of the "Opening Comments."

SHOW OF HANDS

In Favor: 17 In Opposition: 0 Neutral: 0

APPROVAL OF THE MINUTES

Commissioner Casey made a motion to approve the minutes from the meeting of June 13, 1994. The motion was seconded by Commissioner Kirchoff **and passed by a voice vote of 8 to 0.**

PUBLIC COMMENTS

1. Ms. Charlotte Hoch, 726 Graesen Road, St. Louis, Missouri 63141, spoke regarding P.Z. 11-94 Airport Tract Joint Venture noting the following:

- She is interested in receiving a copy of the wetlands study for the Chesterfield Airport Road and Long Road area.

Director Duepner noted he believes the petitioner has submitted a request for a 404 Permit to the Corps of Engineers, but hasn't received it as yet. He suggested Ms. Hoch contact the petitioner in that regard, as it is not required by the City at this time.

Chairman McGuinness requested Mr. Duepner help Ms. Hoch to get in touch with the petitioner.

2. Mr. John R. Burrows, 16824 Chesterfield Airport Road, Chesterfield, MO 63005, spoke regarding P.Z. 14-90 Storage Masters noting the following:

   - He signed a speakers card in case the Commission had questions for him.

3. Mr. Jim Hall, Hall & Halsey Associates, Inc., declined to speak.

OLD BUSINESS

A. **P.Z. 7-94 Donald & Erwin Knoesel**; "NU" Non-Urban District to "R-1" One-Acre Residence District; west side of Wilson Road, north of the intersection of Wilson Road and Chesterfield Lakes Road.

Joe Hanke, Planner II, noted the following:

- Mr. Knoesel's attorney has submitted a request for withdrawal, without prejudice, for their petition that was before the Commission at a public hearing on April 11, 1994.

- There has been no formal action taken on the part of the City Council, and the Planning and Zoning Committee had referred the matter back to the Planning Commission for action.

- This recommendation is based, in part, on the belief that there could possibly be an intervening residential zoning classification as a result of comprehensive review of the Zoning Ordinance (i.e., between the "R-1" One-Acre Residence District and the "NU" Non-Urban three (3) acre district).

- Withdrawal of this petition would allow for submittal, within one year, of a new request for a possible new intervening zoning classification.

- Denial of the request would prohibit the petitioner from submitting a request for rezoning in any "R" classification for one (1) year.

Commissioner Domahidy made a motion to allow Mr. Knoesel to withdraw, without prejudice, his rezoning petition (P.Z. 7-94). The motion was seconded by Commissioner Casey.

Commissioner Dalton noted he abstained from the vote.

Commissioner O'Brien noted she abstained from the vote.

Chairman McGuinness decided to begin again, and requested a motion to allow P.Z. 7-94 Donald and Erwin Knoesel to withdraw, without prejudice.

Commissioner Domahidy made a motion to allow Mr. Knoesel to withdraw, without prejudice, his rezoning petition (P.Z. 7-94). The motion was seconded by Commissioner Casey.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, abstain; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, abstain; Chairman McGuinness, yes.

The motion passes by a vote of 6 to 0, with 2 abstentions.

NEW BUSINESS

A. **P.Z. 18 & 19-93 Nooning Tree Partnership**; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure in the "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

(Note: This item is placed on the agenda as information only. It has been tabled by the Planning Commission until further notice.)

B. **P.Z. 10-94 Jewish Community Centers Association (JCCA):** Amendment of "C-8" Planned Commercial District Ordinance; east side of Chesterfield Parkway North, north of the intersection of Chesterfield Parkway North and Olive Boulevard.

Mr. Joe Hanke, Planner II, noted correspondence before the Commission from Mr. Schreiber requesting that the petition be withdrawn, without prejudice, for the JCCA. He further noted, as indicated in the staff report, Mr. Schreiber indicated the petitioner

decided the site too limiting in size for total plan development, and they are in the process of searching for a more appropriate site. Since no action had been taken by the Planning Commission on this matter, the Department would recommend withdrawal of P.Z. 10-94, without prejudice.

Chairman McGuinness noted the letter from Director Duepner to Mr. Schreiber, and requested all members receive a copy of same.

A copy of the letter was given to all Planning Commissioners, Mayor Leonard, and Councilmember Flachsbart.

Commissioner Casey made a motion to approve the request for withdrawal of the petition, without prejudice. The motion was seconded by Commissioner Bly.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Broemmer noted the Commission would like this project to remain in Chesterfield.

Commissioner Kirchoff inquired how the JCCA came to the conclusion that this site wouldn't work.

Director Duepner noted the facility had grown from 68,000 to approximately 80,000 square feet. He noted the letter given to Chairman McGuinness was in response to a discussion with Mr. Schreiber in which he expressed some concern about some of the recommended conditions contained in the Department's report.

Chairman McGuinness requested copies of the letter for everyone on the Commission, the Mayor, Councilmember Flachsbart, and the Acting City Attorney.

Chairman McGuinness requested Mr. Duepner communicate the Commission's decision in writing, and also the Commission's desire that they come back with another request in the City.

The motion passes by a voice vote of 8 to 0.

C. **P.Z. 11-94 Airport Tract Joint Venture (Chesterfield Business Park)**; Approval of Site Development Plan in "M-3" Planned Industrial District; northwest corner of the intersection of Chesterfield Airport Road and Long Road.

Director Duepner presented the request and the Department's recommendation of approval, subject to conditions in Attachment A, with revision of Condition III., A., 3., as noted in the memorandum from Mr. Duepner.

Commissioner O'Brien made a motion to approve the Department's recommendation. The motion was seconded by Commission Bly.

COMMENTS/DISCUSSION BY COMMISSION

- There was discussion regarding the comments about Caulks Creek, Bonhomme Creek, Chesterfield Valley watersheds, and other areas that may be tributary to Caulks Creek Pump Station A, and/or the Caulks Creek Force Main.

- The watershed to the west was discussed, and whether or not the Booker Ditch will be sufficient to hold the additional water produced by the proposed development.

- The Department of Public Works has advised the additional ditch to be installed would be in compliance with the overall design for the Booker Ditch down in the Valley.

- It was noted there is quite a bit of ponding generated from the west side of Cambridge Engineering. The Department of Public Works noted there is provision made for in the one (1) design showing a culvert to catch the water and convey it from that site. There wasn't a culvert shown for the other design; however, the Department of Public Works has indicated they would require it to prevent that type of situation.

- At this point there is no indication whether or not there may be a full interchange from I-64/U.S.40-61 at Long Road.

- The petitioner has not addressed signage at this time.

- The uses are to be approved tonight. The petitioner could come back to the Commission with a concept plan showing one, or a combination of the schemes proposed. Based upon that concept plan, the petitioner would come back with individual section plans for each building or each individual development.

- The market will determine which scheme the petitioner chooses.

- Direction is given to the petitioner by the landscape guidelines, design guidelines, etc.

- This is a prime location which should be looked at very carefully.

- Recommendations were made by several members of the Commission regarding types of uses. Offices were preferred along the frontage, with warehousing to the rear.

- The only recommended restriction for the office/warehouse use would be that storage areas, etc., would be located internally.

- It was noted the Commission has the tools to make this look attractive (i.e., architectural review) and thus can allow flexibility to the petitioner while accomplishing what the Commission desires for this highly visible development.

- It was noted that, at the time development gets to the architectural review stage, it is essentially designed and, therefore, more difficult to change.

- A statement was recommended to be included in the conditions that would require particular attention be given to this development due to its preeminent location.

- It was noted by the petitioner's representative, at the public hearing, they were well aware of the prominence of this site, and their desire to be sensitive to the design.

Director Duepner suggested the condition under "Design Criteria" of Attachment A (Condition B., 2.) be changed to read: "Conceptual location, design and size, including height, of all proposed buildings..."

- It was suggested building materials also be added.

Commissioner Domahidy made a motion to amend the original motion to include the words "design and material" to Condition B., 2., in Attachment A. The motion was seconded by Commissioner O'Brien

COMMENTS/DISCUSSION BY COMMISSION

- A description, in words, was suggested to define how this development enhances that particular corner of Long Road and Highway 40.

Director Duepner suggested the condition be amended further to include "with statement."

The amendment to the original motion was approved by a voice vote of 8 to 0.

Commissioner O'Brien made a motion to further amend the original motion to change the condition of Attachment A, Section A., 2., to read: "Conceptual location, design, with design statement, materials, and size, including height, of all proposed...."

COMMENTS/DISCUSSION BY COMMISSION

Commissioner O'Brien inquired where we can indicate that this is an important location, and we will be giving it close scrutiny.

Director Duepner noted the Department includes this in its report and the cover report from the Planning Commission to the City Council (i.e., the amendments that have been approved by the Planning Commission are in response to their concern about the preeminent location of this site and its visibility).

The motion was seconded by Commissioner Broemmer **and approved by a voice vote of 8 to 0.**

The vote on the original motion, as amended twice, was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 8 to 0.

D. **P.C. 13-88 Geriatrics Management, Inc. (Terraces of Woods Mill Cove)**; Amendment of Planned Environment Unit (PEU) in "R-3" 10,000 square foot Residence District; west side of Old Woods Mill Road, north of Conway Road.

Chairman McGuinness noted this item was withdrawn off the agenda at the request of Mr. Hayden, and requires no action by the Commission.

E. **P.Z. 14-90 Storage Masters**; Amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road, east of Old Olive Street Road.

Senior Planner Laura Griggs-McElhanon stated the request and the Department's recommendation of approval as stated in its report.

COMMENTS/DISCUSSION BY COMMISSION

- The action on this petition in 1990 was summarized as follows:

  The Planning Commission recommended approval of the uses, as recommended by the Department; however, the City Council expressed concern over the proposed rental center being requested at this time and the request was revised by the petitioner to delete the rental center.

- Storage Masters is now almost totally built-out, and the Department is, once again, recommending approval of the proposed uses.

Commissioner Kirchoff made a motion to approve the request. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- There was discussion regarding the types of uses, in that they might fall in the "C" District classification.

- Under our Zoning Ordinance, the "M-3" District allows for any uses permitted in an "M" District, as well as those commercial uses as may be specifically related to a particular activity or complex. This has to be specified in the ordinance that establishes the district.

- The "M-2" District allows sales and rental of equipment used by business and industry.

- Petropolis is a "C-8" Planned Commercial District.

- A display is to be provided inside of Building 9, located on the eastern edge towards Old Olive.

- A small exterior storage area for equipment would be provided on the interior of the site. No outdoor storage area for this rental equipment will be visible from outside the development.

- The Phases of the development were discussed. It was determined that Phase 3 has not been built.

- Trees shown on the plans were installed before the flood.

- The Landscape Installation Bond was released upon completion of the required landscaping.

Director Duepner noted, under their ordinance they are allowed signage on both the Old Olive frontage and the Chesterfield Airport Road frontage, as well as any wall signage. This would be absent any "roof signs," since they have been taken out of the ordinance.

Senior Planner Laura Griggs-McElhanon noted the petitioner is proposing a couple of signs that are in keeping with the current regulations. The petitioner was advised that

roof signs are no longer permitted, and any new signs would have to be in conformance with our current regulations.

- The question arose whether the landscaping will be replaced.

Director Duepner noted the petitioner is not required to replace the landscaping, but the Department is urging petitioners and developers, as they return to the Valley, to replace landscaping.

Mr. John Burrows noted, as part of this plan, they are adding a fire plug at the corner of Building #7 near Olive Street. He further noted that, once the fire plug is installed, the landscaping will be replaced.

The vote on the original motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion was approved by a vote of 8 to 0.

F. **P.C. 38-87 Geriatrics Management, Inc. (Brooking Park)**; Amendment of Conditional Use Permit in "R-1" One-Acre, "FPR-1" Flood Plain One-Acre, and "R-3" 10,000 square foot Residence Districts; west side of Old Woods Mill Road, north of Conway Road.

Joe Hanke, Planner II, presented the request and the Department's recommendation of approval, as stated in its report.

Commissioner Bly made a motion to approve the Department's recommendation of approval. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- The site development plan will be scheduled for an upcoming Planning Commission meeting for review.

- In general, the building will have the same architectural characteristics as the existing building.

The vote on the original motion was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion was approved by a vote of 8 to 0.

G. **P.C. 223-77 Sachs Properties**; A request for extension of time to submit a Site Development Plan for a Conditional Use Permit in the "R-5" 6,000 square foot, "R-6A" 4,500 square foot, and "R-8" 5,000 square foot Residence Districts; west side of Chesterfield Village Parkway, south of Chesterfield Airport Road.

Joe Hanke, Planner II, presented the request and the Department's recommendation of approval of a two (2) year extension for submittal of a site development plan to August 22, 1996.

A motion to approve the extension of time was made by Commissioner Domahidy. The motion was seconded by Commissioner Casey **and approved by a voice vote of 8 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

Joe Hanke, Planner II, noted he has been advised by the petitioner (Buchholz Mortuaries) that they request this matter be **held** this evening.

A. **P.Z. 28-92 (Buchholz Mortuaries)**; Conditional Use Permit in "R-1" One-Acre Residence District Business Sign; southwest quadrant of the intersection of Clarkson and Wilson Roads.

A motion to hold this matter was made by Commissioner Domahidy. The motion was seconded by Commissioner Bly **and approved by a voice vote of 7 to 0 to 1, with Commissioner O'Brien abstaining.**

B. **P.C. 233-87 Day Care Centers, Inc. (The Center at Conway)**; Conditional Use Permit in "R-3" 10,000 square foot Residence District amended Site Development Plan; northeast corner of Highway 141 and Conway Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

C. **P.Z. 20-93 Carl R. Tisone (U.S. Ice Sports Complex)**; Conditional Use Permit in "NU" Non-Urban District Future Use of Site Sign; north side of North Outer Forty Road, east of Boones Crossing Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner Casey **and passed by a voice vote of 8 to 0.**

D. **P.Z. 1 & 2-94 Taylor-Morley, Inc. (Bentley Place)**; Planned Environment Unit (PEU) in the "R-1" One-Acre and "R-1A" 22,000 square foot Residence Districts Site Development and Landscape Plans; south side of Wild Horse Creek Road, west of Chesterfield Estates Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner Dalton **and passed by a voice vote of 8 to 0.**

E. **D.L. 2-49 Spirit West Industrial Airpark (Crown Business Park Plat 7)**; "M-3" Planned Industrial District Site Development Section Plan; east side of Crown Industrial Court, south of Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner Dalton **and passed by a voice vote of 8 to 0.**

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee** - No report.

C. **Site Plan/Landscape Committee**

Senior Planner Laura Griggs-McElhanon noted the Department will be scheduling a meeting with the Committee to discuss comments of the Planning and Zoning Committee with regard to the Landscape Guidelines.

D. **Comprehensive Plan Committee**

Committee Co-Chair Domahidy reported that the public hearing originally scheduled for July 25, 1994, has been postponed. This is due, in particular, to the changing densities being discussed in the West Area Study Committee meetings. She further noted the process of the West Area Committee meetings needs to be looked at.

E. **Procedures and Planning Committee** - No report.

F. **Nominating Committee**

Chairman McGuinness reported the Nominating Committee made the following nominations:

Chairman	Barbara McGuinness
Vice-Chairman	Mary Domahidy
Secretary	Patricia O'Brien

A motion to approve these nominations was made by Commissioner Broemmer. The motion was seconded by Commissioner Bly **and approved by a voice vote of 8 to 0.**

Director Duepner requested that, due to the possibility of a backlog of site plans and record plats during the month of July, a meeting of the Planning Commission (or just a quorum) be scheduled.

A meeting was tentatively scheduled for Wednesday, July 13, 1994, at 6:30 p.m.

The meeting adjourned at 8:46 p.m.

Barbara L. McGuinness - Chairman

Patricia O'Brien, Secretary

for Patricia O'Brien
Secretary

[MIN6-27.094]