

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 26, 2006**

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Ms. Wendy Geckeler
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. Tom Sandifer
Ms. Victoria Sherman
Chairman Maurice L. Hirsch, Jr.

ABSENT

Mr. David Asmus

Mayor John Nations
Councilmember Mary Brown, Council Liaison
City Attorney Rob Heggie
Mr. Michael Herring, City Administrator
Ms. Libbey Simpson, Assistant City Administrator for Economic
& Community Development
Ms. Annissa McCaskill-Clay, Assistant Director of Planning
Ms. Aimee Nassif, Senior Planner
Ms. Mary Ann Madden, Planning Assistant

Chair Hirsch welcomed new Planning Commissioner Wendy Geckeler. He acknowledged the attendance of Mayor Nations; Councilmember Mary Brown, Council Liaison; Councilmember Barry Streeter, Ward II; Councilmember Bruce Geiger, Ward II; former Mayor Fred Steinbach; City Administrator Mike Herring; and City Attorney Rob Heggie.

II. INVOCATION: Commissioner O'Connor

III. PLEDGE OF ALLEGIANCE – All

PUBLIC HEARINGS - None

V. APPROVAL OF MEETING MINUTES

Chair Hirsch noted that one correction was made to the June 12, 2006 minutes during the Agenda review session.

Commissioner Perantoni made a motion to approve the minutes of the **June 12, 2006 Planning Commission Meeting, as corrected**. The motion was seconded by Commissioner Broemmer and **passed by a voice vote of 7 to 0**. (Commissioner Sherman abstained from voting as she was absent from the June 12th meeting.)

VI. PUBLIC COMMENT

RE: Dierberg's The Marketplace

Petitioner:

1. Mr. Mark Martin, 13 Gold Run Drive, St. Peters, MO stated he was available for questions.
2. Mr. Jeffrey Kaiser, TRI Architects, 8251 Maryland Avenue, Ste. 300, St. Louis, MO stated he was available for questions.
3. Mr. Marty Henson, 2317 Ossenfort Road, Glencoe, MO stated he was available for questions.

RE: P.Z. 10-2006 Plan Provision LLC (Wildhorse Child Care Center)

Petitioner:

1. Mr. Rodney Henry, 17661 Wild Horse Creek Road, Chesterfield, MO stated he was available for questions.

Speakers in Favor:

1. Mr. Jeff Citrin, Wild Horse Creek Road Association, 17892 Bonhomme Fork Court, St. Louis, MO stated the following:
 - The Wild Horse Creek Road Association has been involved in preserving the residential nature and character of Wild Horse Creek Road and, in particular, the bowtie.
 - The Association has reviewed the proposal for the Wildhorse Child Care Center and, as a group, has come to the decision that they should lend their support to this project.
 - Their support is given with reservations. They are very concerned about extensive commercial development that would destroy the bucolic and rural character of this portion of west Chesterfield.

- By accepting a day care center, the Association is not acquiescing and will not abdicate their rights as citizens to let their voices be heard.
- They ask that the City clarify, through the overlay district, exactly what can and cannot be built in the bowtie.
- They have concerns about the traffic in the area.
- They intend to remain vigilant regarding future development in the bowtie.
- Summarizing the position of the Wild Horse Creek Road Association, Speaker noted the following:
 - They approve the building of the day care center.
 - They are very concerned about the development of the land in the back of the day care center. They will oppose any large office building complex on the rear acreage.
 - They disagree with the “E-One-Half Acre” designation. In their opinion, it is too broad, which will “open a can of worms” regarding what can or cannot be allowed in the bowtie.
- They ask that the Planning Commission stipulate specific uses, via the district overlay, to insure that only the most appropriate residential and non-residential uses are permitted.
- They ask that the City be very restrictive with the district overlay so that the residential spirit and character of the Wild Horse Creek Road corridor will be maintained.

Chair Hirsch informed Mr. Citrin that the Planning Commission has passed the Wild Horse Creek Road overlay ordinance and it is currently at the Council level for review.

2. Ms. Renee Heney, Wild Horse Creek Road Association, Wildhorse, MO stated the following:
 - The Association is in favor of the day care center because they believe it is one of the best uses from the list of possible uses under “E One-Half Acre”.
 - They do not believe the site should be zoned E One-Half Acre.
 - They ask the Planning Commission to make sure there is ample buffering in and around the day care center to allow for the possibility of homes in the rest of the E One-Half Acre area.
 - They are concerned about having all the petitions being submitted in a “piecemeal” fashion. They feel that if Vision Ventures is intending to request major development on the back portion of its property, it should be addressed now.

RE: P.Z. 39-2005 Westland Acres (Westland Acres Development LLC)

Petitioner:

1. Mr. Brad Goss, 21 Maryhill Drive, St. Louis, MO stated the following:
 - The plan and rezoning is consistent with the Comprehensive Plan.
 - They are proposing one-acre density for the site.
 - They have identified 13 different goals from the Comprehensive Plan that would be achieved by the rezoning.
 - They are trying to harmonize this project, which straddles two jurisdictions, by having one consistent development.
 - Regarding the question of landlocked lots, Attachment A does not allow the developer to land lock any property to which they are adjacent.
 - They are working with Public Works on the emergency access issue.
 - They have obtained variances for the cul-de-sac length.
 - They have submitted their environmental site assessment and will follow the recommendations of the assessment.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

- A. **Dierberg's The Marketplace**: An Amended Site Development Plan, Architectural Elevations and Landscape Plan for a "C-8" Planned Commercial District located on the northeast corner of Clarkson and Baxter Roads.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Amended Site Development Plan, Architectural Elevations, and Landscape Plan. The motion was seconded by Commissioner Sandifer and passed by a voice vote of 7 to 1. (Commissioner Perantoni voted "no".)

Commissioner O'Connor made a motion directing the Department to review the red sign color for the Noodles Restaurant to have it coordinate more closely with the color of the brick of the building. The motion was seconded by Commissioner Broemmer and passed by a voice vote of 8 to 0.

- B. **Wilson Creek (Flower Homes):** Site Development Plan and Landscape Plan for a 20.6-acre "E-One Acre" District located on Wild Horse Creek Road, approximately .6 miles west of the intersection of Baxter Road and Wild Horse Creek Road.

Commissioner O'Connor, representing the Site Plan Committee, made a motion to approve the Site Development Plan and Landscape Plan. The motion was seconded by **Commissioner Perantoni** and **passed** by a voice vote of 8 to 0.

VIII. OLD BUSINESS

- A. **P.Z. 39-2005 Westland Acres (Westland Acres Development LLC)**: A request for a change of zoning from "NU" Non-Urban District to "E-Half Acre" Estate District for 61.0 acre tracts of land located north of Strecker Road, east of Church Road.

Senior Planner Aimee Nassif stated the following:

- Westland Acres includes 61 acres in Chesterfield and 56 acres in Wildwood.
- The Public Hearing was held on February 13, 2006.
- The Attachment A was drafted while working with the City of Wildwood for development cohesiveness throughout the subdivision site.
- At this time, the petition for Westland Acres in Wildwood is before its City Council for a second reading and vote. It has been approved by its Planning Commission.
- The Attachment A includes a section relative to "Development Cohesiveness", which was written with Wildwood's Attachment B to insure cohesiveness for both sites. This section addresses the history and preservation of the site, access, indentures, the entrance monument, and traffic study.

Commissioner Sandifer made a motion to approve **P.Z. 39-2005 Westland Acres (Westland Acres Development LLC)** with the following changes to the Attachment A (changes in bold):

Section III.B.2 – Landscaping in the right of way, if proposed shall be reviewed by the City of Chesterfield Department of Public Works **and St. Louis County Department of Highways and Traffic.**

Section VI. A.5 – **Provide Floor Area Ratio (F.A.R.)**

Section I.C.1:

- b. The density for this development shall be one (1) acre **as guided by City of Chesterfield Comprehensive Plan.**

- c. **Fifty-nine (59) detached single family dwellings will be permitted upon the completion of the boundary adjustment for lots 48, 49 and 50.**

The motion was seconded by Commissioner O'Connor.

Upon roll call, the vote was as follows:

**Aye: Commissioner O'Connor, Commissioner Perantoni,
Commissioner Sandifer, Commissioner Sherman,
Commissioner Banks, Commissioner Geckeler,
Chairman Hirsch**

Nay: Commissioner Broemmer

The motion passed by a vote of 7 to 1.

Commissioner Sherman made a motion to have the Department of Public Works review Phase I of the Environmental Study and provide comments to the Planning & Zoning Committee. The motion was seconded by Commissioner Geckeler and passed by a voice vote of 8 to 0.

B. P.Z. 10-2006 Plan Provision LLC (Wildhorse Child Care Center):

A request for a change of zoning from "NU" Non-Urban to "E-half Acre" Estate District for a 2.245 acre tract of land located north of Wild Horse Creek Road and West of Long Road. (18V510017&18V510095). The proposed uses include:

1. Administrative offices for educational facilities and administrative offices for religious purposes.
2. Mortuaries, cemeteries and mausoleums, including mortuaries operated in conjunction with the cemetery or mausoleum.
3. Child care centers, child nursery schools, child day nurseries, and child or adult day care homes.
4. Private, not for profit clubs, private, not for profit recreational land uses, and community centers.
5. Foster homes for handicapped children.
6. Group homes for the developmentally disabled.
7. Nursing homes and group homes for the elderly.
8. Hospitals and hospices.
9. Public utility facilities.
10. Dormitory or group living facilities for religious, educational, or charitable purposes.
11. Radio, television and communication or relay towers and facilities.

12. Retreats owned and operated by religious, educational, or other not for profit establishments.
13. Riding stables and kennels.
14. Specialized private schools.
15. Libraries, public or not for profit.
16. Detached single family homes.
17. Attached single family homes.
18. Churches and other places of worship.
19. Schools, public or private including kindergarten, elementary, secondary and collegiate.
20. Parks, parkways and playgrounds, public or private.
21. Forest and wildlife reservations including conservation projects.
22. Home occupations.
23. Police and Fire Stations.

Senior Planner Aimee Nassif stated that the Public Hearing was held on May 22, 2006. The Draft Attachment A has areas highlighted in yellow, which indicate that these items are still under review by Staff.

The Petitioner has asked for a variance request with respect to the Tree Manual, which has been granted by the Department of Planning. Once the rezoning petition is complete, the Petitioner will need additional variances, which will be reviewed by the Board of Adjustment. These variances deal with the Structure Setback from the side property line and the Parking Lot Setback. All other issues have been addressed at this time.

OPEN ISSUES

1. The Attachment A is to call for the elimination of direct ingress/egress to Wild Horse Creek Road if an internal road system is constructed in the bowtie.
2. Issue #7 regarding sidewalks along the west side of the internal drive from Wild Horse Creek Road to the parking lot.
3. Is there any other way the playground fencing can be handled? Could the fencing be opaque to accomplish screening as well?
4. Review whether chain link fencing is allowed. Could a different material be used for the fencing?

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS

Chair Hirsch stated that at the next Commission Meeting he will ask the Director of Planning to outline the work that needs to be done by the various committees.

No Committee Reports were given.

- A. Committee of the Whole**
- B. Ordinance Review Committee**
- C. Architectural Review Committee**
- D. Landscape Committee**
- E. Comprehensive Plan Committee**
- F. Procedures and Planning Committee**
- G. Landmarks Preservation Commission**

XI. ADJOURNMENT

The meeting adjourned at 7:26 p.m.

David Banks, Secretary