

**Planning Commission
The City of Chesterfield
Chesterfield City Hall
June 24, 1991 - Minutes**

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

Present

Ms. Mary Brown
Mr. Jamie Cannon
Mr. William Kirchoff
Ms. Barbara McGuinness
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mayor Jack Leonard
Councilmember Betty Hathaway, Ward I
Mr. Doug Beach, City Attorney
Mr. Jerry Duepner, Director of Planning/Economic Development
Miss Michelle Lamunion, Secretary

Absent

Ms. Pat O'Brien
Mr. Dave Dalton

Invocation: Jerry Duepner, Director of Planning/Economic Development

Pledge of Allegiance: All

Mayor Jack Leonard, on behalf of the City of Chesterfield, presented Barbara McGuinness with a plaque for her achievement and dedication to the Planning Commission during her term as Commission Chairman from 1988 to 1991.

Mayor Jack Leonard left the meeting at this time.

Public Hearings: No public hearings were scheduled for this meeting.

Approval of the Minutes: The Minutes were approved from June 10, 1991.

Old Business: None

New Business:

- A. P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Director Duepner stated the Department is still awaiting a revised site plan addressing concerns, and recommends this item be held until such time as a revised plan has been submitted.

Director Duepner suggested that the petitioner be given a time limit to respond to the request of the Department of Planning.

Commissioner McGuinness made a motion that the petition be held, and requested the Department inform the petitioner that a decision will be made on the petition at the Planning Commission Meeting on August 12, 1991. The motion was seconded by Commissioner Sherman.

Motion passed by a voice vote of 7 to 0.

- B. P.Z. 13-91 Chesterfield Day School; a request for a Conditional Use Permit in the "R-2" 15,000 square foot Residence District; east side of White Road, south of Green Trails Drive South.

Commissioner Sherman and Commissioner Cannon left the meeting at this time due to a possible conflict of interest.

The petitioner proposes to utilize an existing single-family residence and convert it to a pre-school. Director Duepner noted that surrounding land uses are the existing Chesterfield Day School, which is an elementary school to the south; a single-family residence to the east; a twenty (20) foot wide private roadway easement that provides access from White Road to three (3) parcels, which are located just east of the subject tract; and lots within the Green Trails West Subdivision.

The petitioner's request for a Conditional Use Permit is, in the opinion of the Department, an appropriate request and the Department believes that it will not reflect substantial changes to the tract, particularly in terms of the appearance. The petitioner proposes to convert the structure to the day school and provide access from White Road via an improved entrance with a circular turn-a-round on the property. This would facilitate the

drop off and pick up of students from the site. Also, it was noted that there would be no access to the private roadway easement.

A number of concerns have been expressed to the Planning Commission during the consideration of this petition. These concerns focus primarily on traffic and stormwater. Relative to stormwater, the comments submitted by the Department of Public Works of the City of Chesterfield were noted. The site, if developed as proposed, would have to comply with the standard stormwater requirements presently applied to any development within the City of Chesterfield. Relative to traffic, concern has been expressed on two (2) points. The first being any impact that this site would have to traffic along White Road. The Department noted that the circular drive as proposed by the petitioner would provide access and a means for circulation through the site and stacking so that the pick up and discharge of students could be easily accommodated. In addition, unlike the elementary school which is to the south, there would be more of a staggered drop off and pick up of students during the day at the day care center. The Department recommended, as indicated at the public hearing, that the maximum enrollment for this pre-school be thirty (30) students to help minimize any negative traffic impact in the area. The other issue relative to traffic which is focused upon the site has been the one of access from White Road for this site and to the site to the south.

The St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works recommended that a roadway be provided along the south property line to provide access to the properties to the rear, and also be for future access for the St. Louis Montessori Academy or the Chesterfield Day School.

An alternative roadway through the site and tie back into the existing roadway easement had been suggested. This roadway would be dedicated, but would not be improved until the surrounding lots were rezoned and further subdivided. At that time the private easement along the north side would be vacated and the construction of this roadway would be the responsibility of the subdivisions to the east.

The Department believes, as does the Department of Public Works, that this provides a reasonable alternative to the requirement for the roadway along the south.

In summary, the Department believes that the petitioner's request is reasonable, and subject to conditions as recommended in Attachment A, would recommend that P.Z. 13-91 be approved.

Comments/Discussion by Commission

- Commissioner Scruggs sought clarification on the requirement of a maximum fifty (50) foot right-of-way. He expressed concern that with the maximum fifty (50) foot right-of-way requirement, the petitioner may not dedicate enough land for the right-of-way.

- Director Duepner explained that the right-of-way would be at a maximum of fifty (50) foot, however, the amount of dedication would be as directed by the City of Chesterfield.
- Commissioner Kirchoff questioned Director Duepner about requirements for cross-access.
- Director Duepner stated that if the cross-access would become available, the petitioner would be required to make cross-access connections.
- Commissioner Brown asked if the petitioner was able to get cross-access would the petitioner still be required to dedicate fifty (50) foot right-of-way and would they be compensated for the right-of-way.
- Director Duepner stated that they would still be required to dedicate, at a maximum, a fifty (50) foot right-of-way even if cross-access were available, and that the petitioner will not be compensated for right-of-way dedication.
- Councilmember Hathaway sought clarification on what road would be closed if cross-access easement becomes available.
- Councilmember Hathaway questioned traffic problems in the area, and sought clarification as to why traffic generated by the use of Conway Day School could not be stacked on that particular property rather than on White Road.
- At such time as cross-access is established, driveway access at White Road for the CUP site should be re-evaluated for consolidation with properties to the south.

Motion to approve the Conditional Use Permit noting a maximum fifty (50) foot right-of-way, and to re-evaluate and consolidate access with properties to the south in the event of cross-access. Motion was seconded by Commissioner Scruggs.

Upon a roll call the vote was as follows: Commissioner Brown - Yes; Commissioner Kirchoff - Yes; Commissioner McGuinness - Yes; Commissioner Scruggs - Yes; Chairman Domahidy - Yes. Motion passed by a vote of 5 to 0.

Site Plans, Building Elevations and Signs

- Woodcliffe Place Subdivision; Subdivision Record Plat; south side of Wild Horse Creek Road, east of Wilson Road.

Director Duepner presented the request and the Department's recommendation of approval of the Record Plat.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat. The motion was seconded by Commissioner McGuinness.

Upon a roll call the vote was as follows: Commissioner Brown - Yes; Commission Cannon - Yes; Commissioner Kirchoff - Yes; Commissioner McGuinness - Yes; Commissioner Scruggs - Yes; Commissioner Sherman - Yes; Chairman Domahidy - Yes. Motion passed by a vote of 7 to 0.

Committee Reports

A. Ordinance Review Committee:

The Ordinance Review Committee met on June 24, 1991, concerning a Public Hearing on July 8, 1991. The Committee was unable to formulate a final recommendation in terms of attached wall signage. The Committee will meet again on July 2, 1991, at 6:30 p.m.

B. Architectural Review Committee: No Report

C. Site Plan/Landscape Committee:

A meeting of the Site Plan/Landscape Committee will be held on June 25, 1991, in Conference Room A.

D. Comprehensive Plan Committee:

The Chesterfield Valley Committee has narrowed down the selection of consultants to two (2). The remaining consultants are Booker & Associates, and Black and Veatch/Development Strategies.

E. Procedures Committee: No Report

Comments/Discussion By Commission

The dinner for the Planning Commission will be held at Jamie Cannon's house on July 6, 1991, at 6:00 p.m. A map will be provided at a later date.

Commissioner Domahidy appointed Commission Members to committees.

Comprehensive Plan Committee:

Barbara McGuinness, Chairman
Dave Dalton
William Kirchoff
Pat O'Brien
Victoria Sherman
Mary Brown
Mary Domahidy
Councilmember Betty Hathaway, Liaison

Ordinance Review Committee:

Mary Brown, Chairman
Jamie Cannon
Dave Dalton
Walter Scruggs
Mary Domahidy
Victoria Sherman
Barbara McGuinness

Site Plan/Landscape Committee (Revolving Committee):

All members are included in Site Plan/Landscape Committee

Architectural Review Committee:

Pat O'Brien, Chairman
Jamie Cannon
Walter Scruggs
Victoria Sherman
Barbara McGuinness
Mary Domahidy
Dave Dalton

Procedures Committee:

Walter Scruggs, Chairman
Mary Brown
Mary Domahidy

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There will be only one (1) public hearing in July and in August. The Commission will be provided with packets before public hearings to inform the Commission of the petitioner's request. The Department of Planning/Economic Development will provide Commission with a recommendation for the petition at the meeting in August.

The quarterly meeting of the Planning Commission will be held in July. At this time a date has not been set.

Chairman Domahidy, on behalf of the Planning Commission, presented Barbara McGuinness with a plant for the contribution she made to the Planning Commission during her term as Chairman.

The meeting adjourned at 7:40 p.m.

Walter Scruggs, Secretary

[PC-MIN.J24]