

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
June 23, 1997**



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

PRESENT

ABSENT

Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton - arrived later
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Rick Bly
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown (Ward IV) - Council Liaison
Mr. Michael G. Herring, City Administrator/Acting Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Patricia Detch, Planner I
Valerie Baker, Planning Intern
Kenan Hillard, Planning Intern
Ms. Sandra Lohman, Executive Secretary

INVOCATION - Commissioner Allen Yaffe

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: None

APPROVAL OF THE MINUTES:

A motion to approve the minutes of June 9, 1997, was made by Commissioner Casey, seconded by Commissioner Yaffe and passes by a voice vote of 8 to 0.

Commissioner Dalton arrived at this time.

PUBLIC COMMENT

1. Mr. Michael Greever, 195 Wildwood Parkway, Ballwin, MO 63011, spoke in opposition to P.Z. 12 & 13-97 Kelly Homes, noting concern about traffic safety and density of the proposed development.

2. Ms. Elizabeth Bradley, 502 Hatteras Drive, Ballwin, MO 63011, spoke in opposition to P.Z. 12 & 13-97 Kelly Homes, noting concerns about density, buffering, drainage and traffic. She gave a letter to Chairman Bly.
3. Mr. Jim Zavrados, 2045 South Old Highway 94, St. Charles, MO 63303, spoke in favor of P.Z. 12& 13-97, and submitted a sketch of a revised plan, just completed, which he stated complies with the Staff's recommendations for this rezoning.

COMMENTS/DISCUSSION BY COMMISSION

- Kelly Homes management consists of two brothers (Mark and Matt Kelly) and their father, Tom Kelly.
- Elimination of one cul-de-sac and movement of another cul-de-sac was discussed.
- The effect of moving the proposed units/buildings was discussed.
- The developer can move units to increase the setback distance by approximately 5 feet on the south side of the development.
- The new plan will be shown to affected/interested residents before the project goes before City Council.
- The possibility of either reducing the number of units by one, or shifting the units further west away from existing residences was discussed.
- Landscaping will be extensive.

NEW BUSINESS:

- A. P.Z. 9-97 Sprint PCS, L.P. c/o CIS Communications, L.L.C. (St. Thomas Church); Conditional Use Permit (CUP) in a "NU" Non Urban District for a 12,000 square foot tract located within an 18.35 acre parcel of land; south side of Wild Horse Creek Road, west of the intersection of Wildhorse Parkway.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Yaffe and passes by a voice vote of 9 to 0.

- B. P.Z. 12-97 Kelly Homes, Inc., (Waverly Place); "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. **AND**

- C. **P.Z. 13-97 Kelly Homes, Inc., (Waverly Place)**; Planned Environment Unit (PEU) Procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.

Planner I Pat Detch summarized the Department's recommendation for approval of the change in zoning from "R-2" 15,000 square foot Residence District to "R-4" 7,500 square foot Residence District for P.Z. 12-97 Kelly Homes, Inc. She further noted the Department recommends approval of the Planned Environment Unit Procedure for P.Z. 13-97 Kelly Homes, Inc., subject to the conditions specified in "Attachment A."

COMMENTS/DISCUSSION BY COMMISSION

- The subject development was compared, with respect to density and setbacks, to Braefield Subdivision on Olive Boulevard.
- The streets in the proposed development could be either private or public, depending upon how the developer chooses to lay out the project.
- The possibility of requiring fifteen (15) foot setbacks from the buffer zone (i.e., thirty (30) feet from the property line to the south) was discussed.
- The new plan depicts the retaining wall containing the detention pond, and would be located outside of the setback (i.e., a fifteen (15) foot landscape buffer would be provided behind the detention pond).
- There have been some problems with the Wildhorse Springs II project, also developed by Kelly Homes.

A motion was made by Commissioner Casey to approve P.Z. 12-97 from an "R-2" Zoning District to "R-4" Zoning District, (subject to, and in conjunction with, approval of the Planned Environment Unit Procedure - P.Z. 13-97), as recommended by the Department. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 9 to 0.

Commissioner Broemmer made a motion for approval of the Department's recommendation of P.Z. 13-97 in Attachment A, amended to require the minimum height of evergreen to be six (6) feet instead of four (4) feet, and subject to submittal of a revised preliminary plan prior to final Planning Commission action. The motion was seconded by Commissioner Layton.

COMMENTS/DISCUSSION BY COMMISSION

A motion to amend the original motion on P.Z. 13-97 was made by Commissioner Dalton to require twenty-two (22) foot setbacks for building structures from the western and southern boundary lines. The motion was seconded by Commissioner Eifler.

Upon a roll call the vote was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.**

The amendment to the original motion on P.Z. 13-97 passes by a vote of 9 to 0

Upon a roll call the vote on the original motion, as amended, was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.**

The motion, as amended, passes by a vote of 9 to 0.

- D. **P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (18450 Olive Street Road); "M-3" Planned Industrial District to "C-3" Shopping District; south side of Olive Street Road, 1,500 feet west of the intersection of Aviation Museum Road and Chesterfield Airport Road.**

Assistant Director Laura Griggs-McElhanon noted the issues are stated in the Memorandum included in the Commission packets, asked if the Commission had any issues to add, and noted the Department recommends this item be held until the next meeting on July 14, 1997.

No issues were added.

A motion to hold this item was made by Commissioner Yaffe, seconded by Commissioner Layton and passes by a voice vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.C. 235-87 Chesterfield Village, Inc. (Chesterfield Ridge Center); "C-8" Planned Commercial District Landscape and Lighting Plan; east side of Swingley Ridge Drive, south of Chesterfield Parkway North.**

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve P.C. 235-87 Chesterfield Village, Inc. (Chesterfield Ridge Center) Landscape and Lighting Plan. The motion was seconded by Commissioner Grant and passes by a voice vote of 9 to 0.

- B. **Rombach Farms**; "NU" Non-Urban and "FPNU" Flood Plain Non-Urban District Site Plan and Architectural Elevations; north of Olive Street Road, west of Interstate 64/Highway 40/61.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve Rombach Farms Site Plan and Architectural Elevations. The motion was seconded by Commissioner McCarthy and **passes by a voice vote of 9 to 0.**

- C. **P.Z. 6-96 St. Louis County - Spirit Airpark/Skyline Aviation**; "M-3" Planned Industrial District Site Development Plan and Architectural Elevations; east side of North Bell Avenue, north of Edison Avenue.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve P.Z. 6-96 St. Louis County - Spirit Airpark/Skyline Aviation Site Development Plan and Architectural Elevations. The motion was seconded by Commissioner McCarthy and **passes by a voice vote of 9 to 0.**

IX. **COMMITTEE REPORTS:**

A. **Ordinance Review Committee**

Committee Chairman Casey noted he has been requested to scheduled a meeting of the Ordinance Review Committee relative to the balloon ordinance (including membrane structures). He further noted that Staff has provided some research from the A.P.A., and information regarding balloon/sign ordinances has been requested from other municipalities.

Upon discussion, it was decided to schedule the Ordinance Review Committee meeting forty-five (45) minutes before the Site Plan Meeting of the Planning Commission on July 14, 1997. Once the time is set for the Site Plan Meeting, the Secretary will call the Committee members to confirm the date/time.

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

C. **Site Plan/Landscape Committee** - No report.

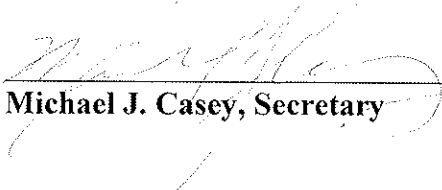
D. **Comprehensive Plan Committee**

Assistant Director Griggs-McElhanon noted that, as soon as Staff completes the updates to the maps and text, a public hearing will be scheduled. The Staff report will be presented to the Commission at the time of the public hearing.

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

A motion to adjourn was made by Commissioner Casey, seconded by Commissioner Yaffe and passes by a voice vote of 9 to 0.

The meeting adjourned at 7:54 p.m.



Michael J. Casey, Secretary

[MIN6-23.097]