

PLANNING COMMISSION  
OF THE CITY OF CHESTERFIELD  
AT CHESTERFIELD CITY HALL  
JUNE 14, 1993



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

PRESENT

ABSENT

Mr. Dave Dalton  
Mr. Bill Kirchoff  
Ms. Barbara McGuinness  
Ms. Pat O'Brien  
Mr. Walter Scruggs  
Ms. Victoria Sherman  
Chairman Mary Domahidy  
Mr. Douglas R. Beach, City Attorney  
Councilmember Susan Clarke  
Mayor Jack Leonard  
Mr. Jerry Duepner, Director of Planning  
Ms. Laura Griggs-McElhanon, Senior Planner  
Ms. Toni Hunt, Planning Technician  
Ms. Sandra Lohman, Executive Secretary

Ms. Mary Brown

Chair McGuinness reported the Planning Commission met this evening to elect the officers for the following year. The officers were elected as follows: Barbara McGuinness, Chairman; William Kirchoff Vice-Chairman; and Walter Scruggs, Secretary.

INVOCATION: - Commissioner Sherman

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Opening Comments were read by Commissioner Domahidy

- A. P.Z. 13-93 Wesley and Teresa Byrne; a request for rezoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District for properties totaling 8.79 acres, located north of Kehrs Mill Road at Sycamore Drive (Locator Numbers 21T640031, 21T640053 and 21T430064); and

P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corporation and Joseph and Paulette Schmersahl (Twin Estates at Sycamore Ridge); a request for a Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District for a 13.38 acre tract of land, located north of Kehrs Mill Road at Sycamore Drive (Locator Numbers 21T640031, 21T640983, 21T640053, 21T430064, 21T430552 and 21T430561). Proposed Use: Single-Family Residences

Planning Technician Toni Hunt gave a presentation of slides depicting the proposed tract and surrounding area.

Mr. Bud Miceli, President of Sycamore Development Corporation, spoke on behalf of the petitions, noting the following:

- Presented three exhibits:
  - 1) An aerial photo depicting the subject site and surrounding land/developments. All zonings surrounding the subject site are zoned "R-3" District.
  - 2) Area Land Use/Zoning Map
  - 3) Site Plan - depicting entry off of Kehrs Mill Road and relocation of Sycamore Drive. Several overhead utility poles will be replaced with underground utilities (throughout Sycamore Ridge and Twin Estates).
- By relocating Sycamore Drive, the developer hopes to create an easy transition in the abandonment of old Sycamore Drive. The relocated road will connect with Sycamore Ridge.
- While the developer is in the process of abandoning Sycamore Drive, people living in houses at the rear of the project and in single-family homes along existing Sycamore Road, would be able to go through the Sycamore Ridge project to access the new road that connects to Kehrs Mill Road.
- The plan submitted proposes two (2) on-site detention areas; however the developer is working on a plan to allow for both of these detention areas to be off-site.

## QUESTIONS/COMMENTS BY COMMISSION MEMBERS

Commissioner Domahidy inquired whether the developer has discussed the comments from the County Highway Department regarding the location of the access point. The County has stated the access shall be from existing Sycamore Drive.

Mr. Miceli noted that engineers from Pickett, Ray and Silver met last Thursday with the County Highway Department, representative from the City of Chesterfield, and his engineers. At that time, the Highway Department stated they didn't have a problem with the entrance being anywhere along the property line, from the western property line to the eastern property line. However, these new comments are about the same as those received when he proposed Sycamore Ridge to the Commission for rezoning. The Planning Supervisor who signed these more recent comments was not in attendance at the meeting last Thursday. He further stated that he believes the location of the entrance should be decided by the City and St. Louis County Highway Department, as the developer has alternate access plans, if deemed necessary.

- The point of access is an issue.

Commissioner Sherman inquired how the stub-street on the site plan ties in with Sycamore Ridge.

Mr. Miceli indicated where it would tie-in to Sycamore Ridge on the western edge of the property next to Kehrs Mill Farm.

Commissioner Sherman inquired as to the number of houses in Sycamore Ridge.

Mr. Miceli stated there are thirty-one (31) houses in Sycamore Ridge.

Mr. Miceli also stated there is a subdivision of twenty (20), or more, homes north of Sycamore Ridge; four (4) residents still residing on the east side of Sycamore Drive; and one private residence at the end of Sycamore Drive. All of these residents will have to utilize Sycamore Drive.

Commissioner Sherman inquired whether Mr. Miceli knew the name of the street of the development to the rear of the proposed development.

Mr. Miceli said it is called Nestor. (correct name is Hester Street)

## SPEAKERS IN FAVOR (WITH CONCERNS)

1. Mr. Paul Faix, 15690 Hester Street, Chesterfield, MO 63017, on behalf of Sycamore Acres Subdivision.

Mr. Faix noted the following:

- The detention pond Mr. Miceli referred to as going from his new development is in Mr. Faix's back yard. If it is going to be increased in size, he would like it to be fenced-in to ensure safety.
- Residents would like sidewalks from Windimill across the development to tie-in with the other development fronting Kehrs Mill Road. This would allow children to walk safely to Kehrs Mill Elementary.
- Inquired whether St. Louis County is going to put in a center turning lane on the bend in Kehrs Mill Road, noting his concern over safety.

Director Duepner noted the comments from the County Highway Department indicate they are requesting the petitioner be required to improve Kehrs Mill Road to half of a seventy (70) foot right-of-way, with a thirty-nine (39) foot pavement. Also, that an eastbound lane on Kehrs Mill Road, at Windimill, shall be extended westwardly to provide for a minimum one-hundred (100) foot left turn lane for eastbound traffic on Kehrs Mill Road. They also indicate in their comments, as did the City's Public Works Department, that a sidewalk is to be provided adjacent to Kehrs Mill Road.

Mr. Faix stated his concern over the tremendous amount of **mud** resulting from new developments. All the residents of his subdivision would prefer that roads go in before houses are developed.

Commissioner Scruggs inquired what improvements Mr. Faix would prefer, with regard to Kehrs Mill Road.

Mr. Faix stated that a center turn lane would be helpful. The visibility from both directions is limited on that bend in the road.

### SPEAKERS IN OPPOSITION

Mr. Darrell Marks, 2043 Terrimill Terrace, Chesterfield, MO 63017, as an individual.

Mr. Marks noted the following:

- Residents are concerned that the detention basin proposed will re-direct water between Kehrs Mill Bend Subdivision and Sycamore Place Subdivision. The existing basin cannot hold the water directed there at this time.

### SPEAKERS - NEUTRAL

1. Mr. Bill Belmar - declined to speak.
2. Mr. Robert H. Knickmeyer, Trustee, 2110 Terrimill Terrace, Chesterfield, MO 63017, on behalf of Sycamore Place Subdivision Association.

Mr. Knickmeyer noted the following:

- He is the only resident Trustee for the Subdivision.
- Mr. Miceli has been developing Sycamore Place Subdivision for four (4) years, and Miceli people still control the homeowners association for the subdivision.
- Residents are concerned about the stormwater drainage from the new development.
- If the developer decides to remove the detention basin depicted on the Preliminary Plan, and connect it to Sycamore Place, the homeowners of Sycamore Place Subdivision are responsible for that detention basin, residents hope to be consulted on this before any action is taken. The existing basin overflows in its current state.
- His understanding is that the new PEU would transfer two (2) lots from Sycamore Place Subdivision (Lots 38 and 39), to the new PEU. At this point, those two (2) lots are owned by Sycamore Development Corporation and Mr. Schmersahl. He hopes, if the transfer takes place, it will not affect the payment of the assessment fees. The residents have never received payment from either Sycamore Development Corporation or from Mr. Schmersahl for those two (2) properties. By removing these two (2) lots, the number of houses in the subdivision is reduced; therefore, liability of residents would be increased. He would like this issue addressed.

- Many of the residents bordering the new subdivision are very interested in seeing the tree barrier, or buffer, retained between their lots and those of the new subdivision.

### QUESTIONS/COMMENTS BY COMMISSION

Commissioner Sherman requested Mr. Knickmeyer to point out the trees he would like to see remain, as well as those Mr. Miceli stated he wants to preserve.

Mr. Knickmeyer did so.

Commissioner Dalton requested Mr. Knickmeyer to identify the areas of concern regarding the stormwater drainage problem.

M. Knickmeyer pointed out the proposed detention basin, noting that the drainage now runs east between Sycamore Place Subdivision and the Kehrs Mill Bend Subdivision. This area overflows at this time. The current water inlets do not work. He does not understand fully where all the water goes. The water is causing problems for the residents along its path.

Mayor Leonard inquired whether the water is causing erosion problems.

Mr. Knickmeyer stated it was causing erosion problems in one area.

3. Ms. Cindy Buchholz, Trustee, 2015 Jeffrimill Court, Chesterfield, MO 63017, on behalf of Kehrs Mill Bend Subdivision.

Ms. Buchholz noted the following:

- Requested clarification regarding the detention basin(s).
- Concern whether the basin(s) will be fenced-in, above ground, under ground, etc. There is concern about the safety of children in the area.
- The inlets and outlets of the existing creek is not understood by residents.
- Would like to preserve the green space.
- Would like to see sidewalks provided.

## QUESTIONS/COMMENTS OF COMMISSION

Commissioner Scruggs asked Ms. Buchholz's views on the relocation of the entrance.

Ms. Buchholz noted that, in the first plan submitted, the developer was to have their entrance off of Wendimill. The residents were not in favor of this location. The residents are in favor of the relocated entrance, primarily due to the fact that the present entrance/exit is at a very dangerous point of Kehrs Mill Road. She further noted that school buses cannot make a right turn out from Sycamore due to a lack of sufficient space.

Chair McGuinness requested Mr. Miceli to address the issues: water and drainage; mud; detention pond, or ponds; fencing; sidewalks; trees; and drainage from new development.

## REBUTTAL

Mr. Miceli noted the following:

- At the present time, the proposed detention plan for Sycamore Ridge is a quite deep detention area, with a block wall and paved bottom, and enclosed with a fence.
- The developer intends to increase the size of the detention area and change the type of detention area to one that is more compatible with the neighborhood. The developer is willing to give up a lot in Sycamore Ridge to accomplish this.
- The new basin design will be safer and nicer looking than the old design.
- The basin design has not been proposed to the City, as the developer's studies are not yet complete.
- He apologized for the mud on Sycamore Drive, noting his people spend many hours each day cleaning trucks, streets, etc. Hopefully the new streets will be in place tomorrow.
- He believes Mr. Duepner answered the questions about the sidewalks along Kehrs Mill Road. The developer concurs with these conditions.

- The ridge of the area being requested for rezoning is along Sycamore Drive. The developer will not direct any additional water down to the detention basin in Sycamore Place, or the one shared by Sycamore Place and Kehrs Mill Bend. Stormwater from the Jensen property, the only property that drains to the detention area at Sycamore Place, will be piped through back yards. This detention area will not be used until the engineers approve the plans.
- There are some good trees along the eastern border; however, the Jensen property has virtually nothing but scrub trees and an existing pond. He doesn't anticipate that very many trees can be saved along the Jensen property due to the topography of the site. The developer will try to save trees along the property line, and will not touch any trees near Lot 39.
- The developer hopes to prepare a document that would ease the financial burden of all the homeowners in Sycamore Place, Kehrs Mill Bend, Sycamore Ridge and Twin Estates at Sycamore Ridge, by sharing the cost of the detention, maintenance and upkeep of storm sewers, and any other responsibilities they presently have. This can be done since the developer is still in control of the Trustees and is able to amend the current restrictions. He feels it will be a better situation for everyone. The new plan would divide the cost between approximately 100 homeowners to share the cost of two (2) detention areas, versus sixty (60) or seventy (70) homeowners sharing this same cost. Hopefully, once the developer presents budgets and proposed amendments to the deed restrictions, the neighboring subdivision residents will see this in a positive light.
- The developer will not impose any additional burden on the Kehrs Mill Bend detention area without approval of MSD, the City of Chesterfield, and the developer's engineers. The developer would show their calculations and studies to each and every homeowner of Kehrs Mill Bend before submitting to the City for approval.
- When the developer rebuilt the detention area that now serves Kehrs Mill Bend and Sycamore Place, the Kehrs Mill Bend residents were relieved of the financial burden of maintaining the detention area.

Chair McGuinness asked Mr. Miceli if he has met with any of the homeowners, or trustees over there.

Mr. Miceli said he had not at this time, due to the instability of the preliminary plan until placement of the entry is determined. Once a preliminary plan is agreed upon by the Highway Department and the City of Chesterfield, with respect to an entry off of Kehrs Mill, the developer will firm up their layout and talk more seriously with

the owners about what they are going to do from that point, before going to a final site plan.

Chair McGuinness stated she appreciates this, and she doesn't think this precludes the developer from meeting with any resident of the City of Chesterfield. Developers who have been successful good neighbors of existing developments have met with residents beforehand, and residents had their concerns worked-out before the public hearing. This enables residents to come to the public hearing and speak in favor of a development. She asked Mr. Miceli to give his current business phone number.

Mr. Miceli stated his phone number is 521-8700.

Commissioner Domahidy read the second portion of the public hearing comments.

Commissioner Kirchoff requested clarification regarding the trees on the east side of Lots 38 and 39, whether or not they will be retained. The plan doesn't depict any being saved in that area.

Mr. Miceli stated there will not be any grading or developing behind Lots 38 and 39. He isn't really sure of the answer to the question. The plan could be in error; however the trees definitely will be retained.

Commissioner Domahidy asked for a show of hands regarding this petition.

#### SHOW OF HANDS

IN FAVOR    2        IN OPPOSITION    3        NEUTRAL    10

#### APPROVAL OF THE MINUTES

The minutes from the meeting of May 24, 1993, were approved.

#### PUBLIC COMMENTS: - None

Council Liaison Susan Clarke reported that a week ago, Saturday, the City Council had a retreat at the Doubletree. The public was invited and some residents attended. The Council decided to do Strategic Planning Sessions to outline our goals and visions, and tell how we get there from here. There will be three (3) planning sessions. One of the topics will be a complete overhaul of the entire Zoning Ordinance. (Doug Beach gave the dates for the sessions to be held at City Hall (6:00

p.m. to 10:00 p.m.): June 30th; July 28th; and August 25th. Ms. Clarke also noted that it was voted, unanimously, to hire an outside consultant to redo the entire Zoning Ordinance, including the Subdivision and Sign Ordinance.

Chair McGuinness inquired whether it would be the Planning and Zoning Committee who would handle the request for proposals.

Council Liaison Clarke stated she was unsure whether it would be her Committee or the Department of Planning; but, somehow we will get out the R.F.P's.

Chair McGuinness confirmed that the City Council will be in charge of this project. She further stated that the Ordinance Review Committee has been working on the Sign Ordinance for the last couple of years. She inquired how Ms. Clarke sees this folding-in, or not folding-in to this process. Would the Council like us to **hold** this information and turn this information over to a Committee for input to the consultant.

Council Liaison Clarke stated Council would like input from the Ordinance Review Committee to forward to the consultant for review. The Council intends to begin this process immediately.

OLD BUSINESS - None

#### NEW BUSINESS

- A. P.Z. 12-93 Redia McGrath (McGrath Plaza); "NU" Non-Urban District to "C-8" Planned Commercial District; south side of Chesterfield Airport Road, north of Old Olive Street Road.

Director Duepner summarized the report and the Department's recommendation of approval, subject to conditions in report (the report should read Phase III building of 1800 square feet) and Attachment A. He noted the Department's recommendation that Condition 3 be changed to thirty-six (36) months for submittal of a Site Development Plan.

A motion to approve the request, as recommended by the Department, was made by Councilmember Dalton. The motion was seconded by Councilmember Sherman.

## COMMENTS/DISCUSSION BY COMMISSION

- The petitioner has indicated they concur with conditions in the Department's report.
- The relocation of Olive Street Road was discussed.
- The existing service station at the wedge is a legal non-conforming use, and could continue to exist at its current location. The new station could, or could not, replace this facility. Once Olive Street Road is relocated, it will no longer be a wedge location. The proposed gas station could accommodate larger vehicles due to the increased parking capacity and overall circulation pattern.

Upon a roll call the vote was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Commissioner Domahidy, yes; Chairman McGuinness, yes.

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

- B. **P.Z. 11-93 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135 "C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations.

Director Duepner reported that the Planning Commission met as a Committee of the Whole to discuss further review and revisions to the proposed Sign Regulations Amendment. As the review continues to be ongoing, and the Committee has set another meeting for June 21st, the Department recommends this matter be **held**.

Commissioner Domahidy made a motion to hold this item. The motion was seconded by Commissioner Sherman and approved by a voice vote of 7 to 0.

- C. **P.Z. 6-92 Premier Homes (Wellesley Place and Wellesley Place Addition)**; a request for Amendment of PEU in "R-4" 7,500 square foot Residence District and "R-2" 15,000 square foot Residence District Ordinance; north side of Olive Boulevard, west of West Drive.

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

Commissioner Kirchhoff made a motion to approve the Department's report. The motion was seconded by Commissioner Domahidy.

#### COMMENTS/DISCUSSION BY COMMISSION

- The Public Works Department would have to approve this access.

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

- D. Memorandum from the Director of Planning concerning the Chesterfield Valley Master Development Plan.

Director Duepner reported that, at the Planning Commission's Committee of the Whole Meeting on June 8th, prior to discussion on revisions to the Sign Regulations, Director of Public Works - William Hawn made a presentation to the Commission on the proposed Chesterfield Valley Study - Phase II. As was indicated at that time, the Phase II Study will be a Master Development Plan with a preliminary engineering study for the Chesterfield Valley area. A proposal has been developed, and is to be submitted to City Council for its consideration on June 21st, to pursue this Plan. As indicated at that time, the endorsement of the Planning Commission was sought relative to the Chesterfield Valley Master Development Plan. Therefore, this matter is on the agenda for Commission endorsement.

Commissioner Kirchoff made a motion that the Planning Commission endorse the Chesterfield Valley Master Development Plan, as recently proposed by the Chesterfield Valley Study Committee. The motion was seconded by Commissioner Domahidy and approved by a voice vote of 7 to 0.

Commissioner Scruggs left the meeting.

#### SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

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

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner Domahidy and passed by a voice vote of 6 to 0.

- B. Parkway Junior High School; Freestanding Information Sign; west side of Woods Mill Road (State Highway 141), north of Ladue Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, as recommended by the Department. The motion was seconded by Commissioner O'Brien.

#### COMMENTS/DISCUSSION BY COMMISSION

Commissioner O'Brien noted she was happy to see the sign going in there, because that entrance is very easy to miss.

The motion passed by a voice vote of 6 to 0.

- C. **P.Z. 13-92 Grasse Properties, Incorporated (Brookhill Estates Addition Phase I)**; Planned Environment Unit in "R-1A" Residence District Site Development Plan and Architectural Elevations; west side of Straub Road, north of intersection of Straub and Clayton Roads.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan and Architectural Elevations, as recommended by the Department. The motion was seconded by Commissioner Domahidy and **passed** by a voice vote of 6 to 0.

- D. **P.Z. 10 & 11-92 R.J. & J. Partnership (Countryside at Chesterfield)**; Subdivision Promotion Sign; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the sign to have a message board area of fifty (50) square foot maximum per face, a height not to exceed nine (9) feet, and there may be a maximum 6-3/4" trim at the perimeter of the fifty (50) square foot sign board. The motion was seconded by Commissioner Sherman and **passed** by a voice vote of 6 to 0.

- E. **Countryside at Chesterfield (Plat One)**; Subdivision Record Plat (Plat One); west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat (Plat One) for Countryside at Chesterfield, as recommended by the Department. The motion was seconded by Commissioner Domahidy and **passed** by a voice vote of 6 to 0.

- F. **Wilson View Estates**; Subdivision Record Plat; east side of Wilson Road, northwest of the existing intersection of Wilson and Clarkson Roads.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat for Wilson View Estates, as recommended by the Department. The motion was seconded by Commissioner Sherman and **passed** by a voice vote of 6 to 0.

- G. **Spirit Trade Center - Plat One**; Subdivision Record Plat (Plat One); south side of Chesterfield Airport Road, west of Long Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat, as recommended by the Department. The motion was seconded by Commissioner Domahidy and **passed** by a voice vote of 6 to 0.

Chair McGuinness noted she will appoint Committee Chairs and Committee Members at the next Commission meeting.

### COMMITTEE REPORTS

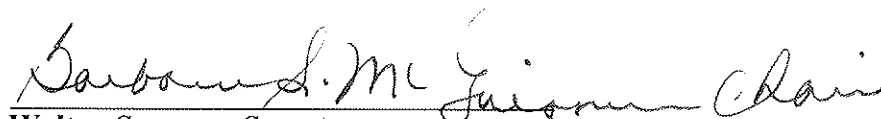
- A. **Ordinance Review Committee - No Report**
- B. **Architectural Review Committee - No Report.**
- C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported that the Committee will meet Thursday, June 17th, at 5:00 p.m.

Senior Planner Laura Griggs-McElhanon noted that meeting packets will be delivered tomorrow.

- D. **Comprehensive Plan Committee - No Report.**
- E. **Procedures Committee - No Report.**

The meeting adjourned at 8:22 p.m.

  
Walter Scruggs, Secretary

[MIN6-14.093]