V-B

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JUNE 11, 1990

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

PRESENT	ABSENT
Chairman Barbara McGuinness	Ms. Mary Brown
Mr. Jamie Cannon	
Mr. David Dalton	
Ms. Mary Domahidy	
Mr. Les Golub	
Mr. William Kirchoff	
Mrs. Pat O'Brien	
Mr. Walter Scruggs	
Mr. Doug Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mr. Jerry Duepner, Director of Planning/Economic Development	
Mr. Dan Olson, Planning Technician	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: Pastor Ralph Green, Antioch Baptist Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

A. Minutes of May 14, 1990

Approval of the minutes were held pending changes on pages 5 and 6.

B. Minutes of May 30, 1990, were approved subject to a correction on page 6.

COMMITTEE REPORTS - None

OLD BUSINESS

A. P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for "R-2" Residence District and "C-2" Shopping District to "C-8" and Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road

Director Duepner gave a brief history of this request, stating that the Department of Planning has a meeting scheduled for this week with the petitioner, and would recommend that this matter be held by the Commission. He further stated that there has been a valid Protest Petition submitted relative to this rezoning request. Therefore, the matter would require a 2/3 vote of the Council for approval, if recommended for approval by the Planning Commission.

A motion to hold the matter was made by Commissioner Cannon. The motion was seconded by Commissioner Golub, and passed by a voice vote of 8 to 0.

NEW BUSINESS

A. P.Z. 9-90 Wayne D. and Ruthann E. Haynes; a request for a "CUP" in "NU" Non-Urban District; north side of Wild Horse Creek Road, west of Wild Horse Parkway Drive.

Mr. Olson presented the request and the Department's recommendation of approval of the petitioner's request, subject to the conditions as outlined in Attachment A, and as amended.

A motion to approve the Department's report was made by Mr. Kirchoff. The motion was seconded by Mrs. O'Brien.

Mr. Olson presented revisions to the recommended conditions relative to setbacks for non-residential structures. A motion to amend the original motion concerning conditions in Attachment A (as recommended by the Department of Planning) as follows:

3. No new conditions shall be allowed to the open air storage facility.

3.a. No building in conjunction with uses requiring the C.U.P., including the business equipment storage garage, shall be located within the following setbacks:

3.a.1) 200 feet of the right-of-way of Wild Horse Creek Road.

3.a.3) 200 feet to the east property line.

The motion was made by Mr. Kirchoff and seconded by Mrs. O'Brien. Upon a roll call the vote was as follows: Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

B. P.C. 91-88 Siteman Organization; a request for an extension of time for submittal of "M-3" Planned Industrial District Site Development Plan; south side of Chesterfield Airport Road, west of Long Road.

Mr. Duepner presented the request for an extension of time to 12-11-91, and the Department's recommendation of approval, as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Golub. The motion was seconded by Mr. Dalton, and passed by a voice vote of 8 to 0.

C. P.Z. 12-89 Taylor-Morley-Simon; a request to amend "PEU" in "R-2" Residence District Ordinance; west side of Schoettler Road, north of Highcroft.

Mr. Duepner presented the request and the Department's recommendation of approval as stated in the report.

A motion to approve the Department's recommendation was made by Ms. Domahidy, and was seconded by Mr. Cannon.

Mr. Cannon inquired about the type of fencing to be used around the perimeter of the development for security.

Mr. Duepner stated that they are proposing a wooden, sight-proof fence around the perimeter of the development, and an ornamental iron fence across the front. In terms of allowing a fence around the perimeter, an ordinance amendment is not required.

Upon a roll call the vote was as follows: Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

D. P.C. 83-80 D.& C. Budde; a request to amend "C-8" District Ordinance; south side of Chesterfield Airport Road, east of Long Road.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff, and seconded by Mr. Dalton. Upon a roll call the vote was as follows: Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion passed by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 93-88 Daniel K. Stegmann; "C-8" and "FPC-8" Districts Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wild Horse Creek Road.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

On behalf of the Site Plan Review Committee, Mr. Kirchoff made a motion to deny the request. Ms. Domahidy seconded the motion.

COMMENTS/DISCUSSION BY THE COMMISSION

Mr. Kirchoff stated the Committee feels the request is premature, due to the unknown time-frame for submittal of the site development plan. He further stated the Committee does not desire to allow excavation of land which could be left dormant for an unknown period of time.

Upon a roll call the vote was as follows: Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, yes; Mrs. O'Brien, yes; Mr. Scruggs, yes; Chairman McGuinness, yes. The motion to deny the request passed by a vote of 8 to 0.

B. Wild Horse Village "P"; Subdivision Record Plat; south side of Wild Horse Parkway Drive, south of Wild Horse Creek Road.

Mr. Duepner presented the request and the Department's recommendation of approval, as stated in the report.

On behalf of the Site Plan Review Committee, Mr. Kirchoff made a motion to approve the Department's recommendation. The motion was seconded by Mrs. O'Brien, and passed by a voice vote of 8 to 0.

C. P.Z. 11 & 12-89 Taylor-Morley-Simon (Oaktree Estates); Subdivision Promotion Sign; west side of Schoettler Road, north of Highcroft Drive.

Mr. Duepner presented the request and the Department's recommendation to deny a ninety-six (96) square foot promotion sign, and to approve a forty (40) square foot promotion sign.

On behalf of the Site Plan Review Committee, Mr. Kirchoff made a motion to approve the Department's recommendation. The motion was seconded by Mr. Dalton, and passed by a voice vote of 8 to 0.

Councilmember Hathaway commented that she would like to see no additional Taylor-Morley-Simon signs placed on Olive Street Road.

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

Mr. Duepner presented the request and the Department's recommendation of approval of the site development and landscape plan. The architectural elevations were presented for review and comment.

On behalf of the Site Plan Review Committee, Mr. Kirchoff recommended hold of the site development and landscape plan, and referral of the architectural elevations to the Architectural Review Committee for review prior to further action. The motion was seconded by Mr. Golub, and passed by a voice vote of 8 to 0.

Mr. Duepner stated that the Architectural Review Committee would be able to meet to discuss this matter on Friday, June 15, at 3:30 p.m., in the City Council Conference Room. This meeting could include the members of the Architectural Review Committee, other members of the Planning Commission, and the petitioner and his representatives. The petitioner would be notified of this meeting, and a public notice of the meeting (with a tentative agenda) would be placed on the bulletin board and the door of the City Council Conference Room.

E. P.C. 5-79 Holthaus Realty (Marco Screw Products, Inc.); "M-3" District Amended Site Development Plan; east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

Mr. Olson presented the request and the Department's recommendation of approval, as stated in the report.

On behalf of the Site Plan Review Committee, Mr. Kirchoff made the motion to approve the Department's recommendation except for the use of brick on all four (4) faces of the building, not just front, north, and part of the south side. The motion was seconded by Mr. Dalton.

Mrs. O'Brien requested an amendment to the motion to allow additional landscaping, in the form of evergreen shrubs, in some places directly up against the foundation, possibly to include building of planter boxes.

Mr. Cannon expressed concern about the additional plantings causing the sidewalks to move out, which, in turn, would cause the parking to move out, which, in turn, would cause the driveway to move out, which, in turn, is going to intrude on the right-of-way.

Mrs. O'Brien withdrew the amendment to the motion.

Mr. Kirchoff amended the motion to include the addition of three (3) deciduous trees, to be planted within the five (5) foot green space on the south side of the building, at the Department's discretion. Mr. Dalton accepted the amendment. The motion, as amended, was approved by a voice vote of 8 to 0.

F. P.C. 55-87 Sachs Properties (Pizzeria Uno); "C-8" Planned Commercial Site Development Plan and Architectural Elevations; north corner of Olive Boulevard and Chesterfield Village Parkway.

Mr. Olson presented the request and the Department's recommendation of approval, as stated in the report.

A motion was made by Mr. Kirchoff to approve the Department's recommendation except to require the parapet wall be continued along the total roof line, including the east line. The motion was seconded by Mr. Cannon, and passed by a voice vote of 8 to 0.

Chairman recessed the meeting at 8:30 p.m. in order to go into the Council Conference Room for the election of Planning Commission Officers.

The meeting of the Planning Commission reconvened in the City Council Conference Room.

X. Election of Planning Commission Officers for 1990/91.

Chairman McGuinness commented upon the process by which officers for 1990/91 were placed before the Planning Commission.

Mrs. O'Brien inquired about the process.

Mr. Cannon responded on the manner in which the Co-Chairs of the Nominating Committee proceeded with their task, as they understood it to be.

All Commission Members participated in discussion on the nominating process.

A motion was made by Mr. Dalton to remove the slate which had been submitted and placed before the Commission at the meeting on May 30, 1990, of Mary Domahidy for Chairperson, Bill Kirchoff for Vice-Chair, and Mary Brown for Secretary. The motion was seconded by Mr. Golub. A vote on the motion was as follows: Mr. Kirchoff, no; Mr. Dalton, yes; Mr. Golub, yes; Ms. McGuinness, yes; Mr. Scruggs, yes; Mrs. O'Brien, yes; Ms. Domahidy, no; Mr. Cannon, no. The motion passed by a vote of 5 to 3.

The floor was thus open for nominations for officers for the Planning Commission.

Mr. Golub nominated Ms. McGuinness for Chairman.

Mr. Kirchoff nominated Ms. Domahidy for Chairman.

There were no other nominations placed on the floor.

Upon **secret ballot** for Chairman, the vote was as follows: Ms. McGuinness - 5, Ms. Domahidy - 3. Ms. McGuinness was elected Chairperson of the Planning Commission for 1990/91.

Mrs. O'Brien nominated Ms. Domahidy for Vice-Chair.

There were no other nominations placed on the floor.

Ms. Domahidy was unanimously voted Vice-Chairman of the Planning Commission for 1990/91.

Mr. Golub nominated Mr. Kirchoff for Secretary.

There were no other nominations placed on the floor.

Mr. Kirchoff was unanimously voted Secretary of the Planning Commission for 1990/91.

The Commission Meeting adjourned at 9:05 p.m.

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William Kirchoff, Secretary

[MIN6-11]