

V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 30, 1990

===== *pg. 6.* =====
The meeting was called to order at 7:00 p.m.

PRESENT

ABSENT

Chairman Barbara McGuinness
Ms. Mary Brown (arrived later)
Mr. Jamie Cannon
Mr. David Dalton
Ms. Mary Domahidy
Mr. Les Golub
Mr. William Kirchoff
Ms. Pat O'Brien
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

INVOCATION: The Reverend Edward W. Hammer, All Saints Lutheran
Church

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES - Chairman McGuinness withheld approval of the
May 14, 1990 Commission Minutes until the next
meeting on June 11, 1990.

COMMITTEE REPORTS - None

OLD BUSINESS

- A. P.Z. 3-90 Dean R. Frankiewicz; a request for "CUP" in "NU" and "FPNU" District; north side of North Outer Forty Road, east of Boones Crossing.

Ms. Kleiner presented the petitioner's request and the Department's recommendation of approval subject to the conditions outlined in Attachment A.

A motion to approve the Department's recommendation was made by Commissioner Dalton, and was seconded by Commissioner Kirchoff.

Ms. Brown arrived at the meeting at this time.

Comments/Concerns of the Commission

- o Provision of a timetable by the developer.
- o Effect of project on the Wetlands, and the wetlands issue in general.
- o Control of stormwater during construction of this development.
- o The standard height of light standards for driving ranges and miniature golf courses is twenty-four (24) feet. (Two existing courses in Maryland Heights were cited as examples).
- o The size of proposed structures would be addressed during review of the site plan.
- o The sign requirements would be according to the Sign Regulations of the City of Chesterfield Zoning Ordinance.
- o The compatibility of this proposed development with the Comprehensive Plan, particularly in the area of Open Space/Conservation/Agricultural Activities.
- o Concern over piecemeal development, infrastructure.

Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, no; Mr. Dalton, yes; Ms. Domahidy, no; Mr. Golub, no; Mr. Kirchoff, yes; Ms. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 5 to 3.

A motion was made by Commissioner Domahidy for the Commission to immediately begin a Study for a Master Plan of Chesterfield Valley, to designate the area to be studied, and how. The motion was seconded by Commissioner O'Brien, and passed by a voice vote of 8 to 0.

NEW BUSINESS

- A. P.Z. 4 and 5-90 Mark A. Teitelbaum/Gerald Kerr Homes Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure in the "R-2" Residence District; north side of Conway Road, east of Schoettler Road;

Ms. Kleiner presented the request and the Department's recommendation of approval subject to the conditions in Attachment A.

A motion to approve the Department's recommendation, with the deletion of the extension of the stub street to White Plains Drive, was made by Commissioner Brown. The motion was seconded by Commissioner O'Brien.

Comments/Concerns of the Commission

- o Developer could provide open-space (50' wide common ground) to allow for possible connection in the future.
- o Maintenance responsibility for the common ground.
- o Possibility of use of hard surface (paver blocks) under grass to provide option of future connection.
- o Possibility of dedication of common ground to City in certain circumstances.
- o Concern over feelings of residents of White Plains.
- o Referral to Comprehensive Plan relating to quality and preservation of existing neighborhoods.
- o Preservation of trees, especially on proposed Lots 1 and 22.
- o Establishment of criteria for necessity of stub street connection. Who should bear the most burden.
- o Future roadway improvements would decrease the safety risk.
- o Necessity of geotechnical report to address sinkholes, sub-surface investigation, etc. This would be responsibility of the Chesterfield Public Works Department.
- o If stub street is not permitted, would left turn lane be necessary on Conway? This will be determined by the County Highway Department.

Commissioner Cannon requested amendment of the motion to approve the Department's report, except for Condition 4.e., by not connecting the road, but instead using a fifty (50) foot common ground which would be for future dedication.

Commissioner Brown denied the amendment to her motion.

Upon a roll call the vote on the original motion to approve the Department's recommendation, with the exception of allowing the connection of the stub street, was as follows: Ms. Brown, yes; Mr. Cannon, no; Mr. Dalton, yes; Ms. Domahidy, no; Mr. Golub, yes; Mr. Kirchoff, no; Ms. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 5 to 3.

- B. P.Z. 6-90 Lenette Realty & Investment Company and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" 15,000 square foot Residence District and "C-2" Shopping District to "C-8" Planned Commercial District and an Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road

Mr. Duepner presented the request and the Department's recommendation to approve in concept only and to hold for submittal of a revised plan.

A motion to approve the Department's recommendation was made by Commissioner Kirchoff and seconded by Commissioner Cannon.

Comments/Concerns of the Commission

- o Possibility of continuation of commercial to the south of this project.
- o Limitation on the hours of operation.
- o Concern over the circulation provided onsite, as well as the access to Clayton Road as it relates to traffic safety.
- o Concern regarding the overall quality of the project.

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

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Commissioner Dave Dalton was excused from the meeting at this time, due to the possibility of a conflict of interest.

- C. P.Z. 7 and 8-90 Woodcliffe Development Company; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-3" Residence District; south side of Wild Horse Creek Road, east of Wilson Road.

Mr. Olson presented the request and the Department's recommendation of approval subject to the conditions in Attachment A.

A motion to approve the Department's recommendation was made by Commissioner Brown, with the exception of changing the zoning to "R-2" instead of the proposed "R-3."

Commissioner Brown withdrew this motion.

Comments/Concerns of the Commission

- o Concern over setting a precedent on Wild Horse Creek Road for the "R-3" Zoning.
- o Transition of zoning from "R-5" to "R-2."
- o "R-2" Zoning would require a maximum of thirty-five (35) lots.

Chairman McGuinness left the meeting at this time. Vice-Chairman Domahidy Chaired the meeting.

Commissioner Cannon made the motion to approve the Department's recommendation. The motion was seconded by Commissioner Golub. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Ms. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 6 to 1.

Chairman McGuinness and Commissioner Dalton returned to the meeting at this time.

- D. P.C. 22-88 Hennemeyer Company, Inc. (Drew Station); a request to amend "C-8" District Ordinance; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner presented the request and the Department's recommendation to deny.

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

- E. 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.

This item was held in accordance with Commission policy.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 94-88 Borman Development Company; PEU in "R-2" 15,000 square foot Residence District Site Development Plan; terminus of Baxter Lane, east of Baxter Road.

Mr. Olson presented the request and the Department's recommendation of approval.

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

- B. John and Ruth Elzea; "NU" Non-Urban District Site Plan; north side of Wild Horse Creek Road, west of Wild Horse Ridge Road.

Mr. Olson presented the request and the Department's recommendation of approval of the site plan and architectural elevations.

Commissioner O'Brien made the motion to approve the Department's recommendation with the addition of:

North side: Five (5) evergreens having minimum height of four (4) feet.
East side: Four (4) evergreens (two (2) on either side of the door),
having a minimum height of four (4) feet.

Commissioner Domahidy seconded the motion. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Ms. O'Brien, yes; Chairman McGuinness, no. The motion passed by a vote of 8 to 0.

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- C. P.C. 37-82 Dean and Onie Boulware (Royal Oak Ranch); "CUP" in "NU"
District Boundary Adjustment Plat; north side of Wild Horse Creek
Road, east of Eatherton Road.

Ms. Kleiner presented the request and the Department's recommendation of approval of the boundary adjustment plat.

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

- D. Conway Ridge Subdivision; "R-2" 15,000 square foot Residence District
Boundary Adjustment Plat; White Road and Rainy Lake Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval of the proposed boundary adjustment plat.

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

- E. P.Z.18-89 Charles Liebert (Westerly Place Subdivision); "R-1A"
Residence District P.E.U. Site Development Plan and Architectural
Elevations; west side of Schoettler Road, at Westerly Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval of the site development plan and architectural elevations.

Commissioner Domahidy stated the Site Plan Committee recommends approval of the Department's report, and grants a Variance to the Subdivision Ordinance allowing trees to be planted within the right-of-way between the curb and the sidewalk, on an average of approximately every twenty-five (25) feet. The motion was seconded by Commissioner Cannon.

Commissioner Domahidy added that the Site Plan Committee also decided to ask for doubling of the number of trees shown in the detention area on the northeast of the site in order to provide for replacing the tree mass that would be removed in the event of any sewer construction, or in the process of constructing a detention basin.

The motion to table the matter was made by Commissioner O'Brien and seconded by Commissioner Brown. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, no; Mr. Dalton, no; Ms. Domahidy, yes; Mr. Golub, yes; Mr. Kirchoff, no; Ms. O'Brien, yes; Chairman McGuinness, yes. The motion to table the item passed by a vote of 5 to 3.

The Site Plan Committee reconvened to discuss the matter.

The motion to adjourn the Site Plan Committee and return to the Planning Commission meeting for discussion was made by Commissioner Kirchoff and seconded by Commissioner Golub.

A motion to approve the Department's recommendation with the following amendments was made by Commissioner Kirchoff, on behalf of the Site Plan Committee, and seconded by Commissioner Domahidy.

- 1) Proposed a doubling of the number of trees on the north property line in the area of the two (2) detention basins, consisting of a combination of evergreen and deciduous trees.
- 2) New trees to be established after the grading on the south property line in the areas of lots 6 and 7; the numbers would be fifteen (15) trees per lot, consisting of a combination of evergreen and deciduous, plantd off-center (staggered).
3. Street trees (deciduous) be provided at a density of approximately twenty-five (25) feet on center, to be planted between the sidewalk and the street. This would be a variance from the existing Subdivision Ordinance in relation to the street trees.
4. Around the entire perimeter, there should be a greater combination of evergreen and deciduous trees.

The motion passed by a voice vote of 8 to 0.

A motion was made by Commissioner Cannon to amend our present ordinance to allow street trees between the walkway and the street, and to instruct the Staff to prepare such a report in terms of considerations for the Ordinance Review Committee, which the Commission would set for a public hearing. The motion was seconded by Commissioner Brown, and passed by a voice vote of 8 to 0.

The meeting adjourned at 10:00 p.m.

Chairman McGuinness

[MIN5-30]