

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 29, 2002

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

I. PRESENT

Mr. Fred Broemmer
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman David Banks
Mr. Doug Beach, City Attorney
Councilmember Dan Hurt, Council Liaison
Ms. Barbara Weigel, Senior Planner/Acting Director of Planning
Mr. David Bookless, Project Planner
Mr. Mike Hurlburt, Project Planner
Ms. Annissa McCaskill, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Banks recognized the attendance of Councilmember Jane Durrell (Ward I), Councilmember Bruce Geiger (Ward II), and Council Liaison Dan Hurt (Ward III).

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

Commissioner Sherman made a motion to approve the May 13, 2002 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT -

1. Mr. Eric Cantley, #2 The Pines Court, St. Louis, MO 63141, speaking in favor of Bentley's of St. Louis (Valley Partners Lot 7);

· Speaker stated that he was present to answer questions.

2. Mr. Tom Stern, 7 North Bemiston, Clayton, MO 63105, speaking in favor of P.Z. 08-2002 Solon Gershman, Inc.;

· Speaker stated that he was present to answer questions.

3. Mr. Crest Oelke, 11911 Westline Drive, St. Louis, MO 63146, representing Dairy Queen Association and speaking in favor of P.Z. 08-2002 Solon Gershman, Inc.;

· Speaker stated that he was present to answer questions.

4. Mr. George Macher, 7 North Bemiston, St. Louis, MO 63376, speaking in favor of P.Z. 08-2002 Solon Gershman, Inc.;

· Speaker stated that he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Bentley's of St. Louis (Valley Partners Lot 7): Amended Site Development Section Plan, Architectural Elevations, and Landscape Plan for a automobile dealership building on a 2.83 acre tract of land, zoned PC Planned Commercial District, located north of Chesterfield Airport Road, across from Public Works Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Site Development Section Plan, Architectural Elevations and Landscape Plan for Bentley's of St. Louis (Valley Partners Lot 7). The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

B. Windsor Crossing Community Church: Site Plan, Architectural Elevations, and Landscape Plan for a church on a 35.10 acre tract of land, zoned "NU" Non-Urban District, and located east of Eatherton Road, north of the Chicago, Rock Island, & Pacific Railroad, and south of Spirit of St. Louis Airport.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Plan, Architectural Elevations and Landscape Plan for Windsor Crossing Community Church with the inclusion of the six (6) recommendations of the Architectural Review Board (ARB). The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

C. Chesterfield Post Office: An Amended Site Plan for the reconfiguration of the Post Office parking lot on a 1.70 acre tract of land, zoned "C-2" Shopping District, and located on Swingley Ridge Road, west of Olive Boulevard, and east of Nardin Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Amended Site Plan for the Chesterfield Post Office. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 9 to 0.

D. Chesterfield Post Office: A Site Development Plan and Landscape Plan for an addition to the Post Office parking lot on a .55 acre tract of land, zoned "PC" Planned Commercial District, and located on Swingley Ridge Road, west of Olive Boulevard, and east of Nardin Drive.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan and Landscape Plan for the Chesterfield Post Office. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

E. Coventry Farms 2d Addition: Site Development Plan, Architecture Elevations, and Landscape Plan for a 3.84 acres site zoned "R-3" PEU located at Kehrs Mill Road and Coventry Woods.

Commissioner Nolen, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan, Architectural Elevations and Landscape Plan for Coventry Farms 2d Addition. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

VIII. OLD BUSINESS –

A. P.Z. 34-2001 Chesterfield Village/Altshuler Tract; a request for a change of zoning from "NU" Non-Urban District to "PC" Planned Commercial District for 5.29 acres of land located north of North Outer Forty Road, near the intersection of North Outer Forty Road and Chesterfield Parkway East. (Locator Number: 18R-110020)

Proposed use:

Five story office building.

Project Planner Annissa McCaskill stated that the petitioner for P.Z. 34-2001 Chesterfield Village/Altshuler Tract is requesting that this petition be held pending resubmittal.

Commissioner Right made a motion to hold P.Z. 34-2001 Chesterfield Village/Altshuler Tract until the petitioner requests that this item be placed on the Planning Commission Agenda. The motion was seconded by Commissioner Sherman and passes by a voice vote of 9 to 0.

B. P.Z. 08-2002 Solon Gershman, Inc.: A request for a change in zoning from a "C2" Shopping District to a "PC" Planned Commercial District for a .25 acre tract of land located on the north side of Olive Boulevard and east of Woods Mill Road.

Project Planner Mike Hurlbert asked if the Planning Commission had additional issues to be reviewed and addressed for P.Z. 08-2002 Solon Gershman, Inc.

Commissioner Nolen asked the Commission to drive by to see the site and the current parking situation.

Mr. Hurlbert stated that the Department of Public Works asked that the handicapped space in front of the Dairy Queen be removed. The Department of Public Works is asking that the curb cut into the Seven-Eleven at the end of the drive-thru lane be removed but the petitioner would like this curb cut kept.

The Planning Commission asked that the following issues be reviewed and addressed:

- Ø The current parking requirements for the Seven-Eleven store and what they will be if the parking spaces are designated for the Dairy Queen;
- Ø Total parking requirements for the entire shopping center;
- Ø Review the possibility of restricting left-hand turns from this site;
- Ø Internal review of traffic study on redirecting traffic exiting the site;
- Ø McDonald's Restaurant is considered a 'destination' restaurant and Dairy Queen is considered an 'impulse' restaurant. Was the Jack-in-the-Box also considered an 'impulse' restaurant?
- Ø The service rating at Olive and 141;
- Ø Detailed reasoning why the Department of Public Works wants the curb cut into the Seven-Eleven closed and the petitioner wants it to remain;
- Ø Possibility of restricting the front of the site to an entrance only and forcing drivers to exit from the drive-thru lane and take the cross access into the Seven-Eleven lot which would move the motorist towards the Woods Mill Road access.

Mr. Hurlbert stated that the additional issues and response from the Department of Public Works would be part of the Staff report.

Chairman Banks stated that P.Z. 08-2002 Solon Gershman, Inc. would be held until all issues were reviewed and addressed.

IX. NEW BUSINESS – None

X. COMMITTEE REPORTS:

- A. Committee of the Whole
- B. Ordinance Review Committee

- C. Architectural Review Committee
- D. Landscape Committee
- E. Comprehensive Plan Committee
- F. Procedures and Planning Committee
- G. Architectural Review Board Update
- H. Landmarks Preservation Commission

Chairman Banks stated that a Planning Commission Committee of the Whole Meeting would be held Tuesday, June 4, 2002 at 6:00 p.m. in the Chambers at City Hall to discuss the draft Comprehensive Plan issues.

Commissioner Right made a motion to adjourn the meeting. The motion was seconded by Commissioner Sherman and the meeting unanimously adjourned at 7:21 p.m.

Victoria Sherman, Secretary