PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 29, 1996

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

PRESENT	ABSENT
Mr. Rick Bly	
Mr. Fred Broemmer	
Mr. Dave Dalton	
Mr. Robert Grant	
Ms. Carol Kenney	
Ms. Linda McCarthy	
Ms. Patricia O'Brien	
Mr. Allen Yaffe	
Chairman Michael J. Casey	
Mr. Douglas R. Beach, City Attorney	
Mayor Jack Leonard	
Council Liaison Linda Tilley (Ward IV)	
Mr. Jerry Kelley, Director of Planning	
Ms. Laura Griggs-McElhanon, Assistant Director of Planning	
Mr. Joe Hanke, Planner II	
Ms. Pat Detch, Planning Technician	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION - Commissioner Patricia O'Brien

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Mayor Jack Leonard; Councilmember Linda Tilley (Ward IV) - Council Liaison; Councilmember Larry Grosser (Ward II); and Councilmember Barry Streeter (Ward II).

Mayor Leonard presented a plaque to retiring Planning Commissioner Patricia O'Brien noting appreciation for her outstanding dedication and service to the City of Chesterfield from June 1990 through June 1996.

Commissioner O'Brien noted how she would like to be remembered, noted her admiration and respect for the Planning Staff and past and present Planning Commissioners. She noted appreciation for Councilmembers Dan Hurt and Alan Politte, and thanked Mayor Leonard for appointing her to the Commission.

Chairman Casey noted Commissioner O'Brien will be remembered as she outlined in her speech. He thanked her and stated we will all miss her and her input.

PUBLIC HEARINGS: **Commissioner Grant read the "Opening Comments."**

A. **P.Z. 14-96 Greater Missouri Builders Inc., (Clarkson Grove III)**; a request for a change in zoning from "NU" Non-Urban District to "R-6A" 4,500 square foot Residence District for a 1.0 acre tract located on the west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive. (Locator Numbers 19S431656 & 19S410065)

and

B. **P.Z. 15-96 Greater Missouri Builders Inc., (Clarkson Grove III)**; a request for a Planned Environment Unit (PEU) Procedure in the "R-6A" 4,500 square foot Residence District for a 1.0 acre tract located on the west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive. Proposed Use: Attached Single Family Units (Locator Numbers 19S431656 & 19S410065)

Planner II Joe Hanke gave a slide presentation of the subject site and surrounding area.

Mr. George Heidezbaugh spoke on behalf of Greater Missouri Builders, Inc., noting the request was to build eight (8) attached single family residences.

SPEAKERS IN FAVOR:

1. Carol Scoville, 16268 Lea Oak Court, Chesterfield, MO 63017, spoke on behalf of Clarkson Grove Condos & Association members.

2. Paul E. Gibson, 16100 Lea Oak, Chesterfield, MO 63017, spoke as an individual.

SPEAKERS IN OPPOSITION:

1. Mary J. Sabatino, 16188 Lea Oak Court, Chesterfield, MO 63017, spoke as an individual.

SPEAKERS - NEUTRAL:

1. Marie Maguire, 16176 Lea Oak Court, Chesterfield, MO 63017, spoke on behalf of Clarkson Grove Condo Association.

2. Andrew Brown, 1567 Charlemont, Chesterfield, MO 63017, spoke as an individual.

Chairman Casey requested Mr. Heidezbaugh to address the concerns expressed regarding traffic, parking and access to Justus Post.

REBUTTAL:

Mr. George Heidezbaugh stated his rebuttal, and presented photos to the Commission depicting the existing development in St. Peter's, noting they represent how the proposed units will look.

Commissioner Grant read the final portion of the "Opening Comments."

Commissioner O'Brien left the meeting at this time.

APPROVAL OF THE MINUTES:

A. Approval of Minutes from the Meeting of May 13, 1996.

A motion to approve the minutes was made by Commissioner Broemmer, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

PUBLIC COMMENTS:

1. Lenora Rascher, 2210 Sycamore Drive, Chesterfield, MO 63017, spoke in **favor of P.Z. 8 & 9-96 W. J. Byrne Builders and Ruth Fleming (Sycamore Road Tract).**

2. Ruth Fleming, 2236 Sycamore Drive, Chesterfield, MO 63017, spoke in **favor of P.Z. 8 & 9-96 W. J. Byrne Builders and Ruth Fleming (Sycamore Road Tract).**

3. DeWayne Davis, 2240 Sycamore Drive, Chesterfield, MO 63017, declined to speak.

4. Nancy Davis, 2240 Sycamore Drive, Chesterfield, MO 63017, spoke in **favor of P.Z. 8 & 9-96 W. J. Byrne Builders and Ruth Fleming (Sycamore Road Tract).**

OLD BUSINESS: - None

NEW BUSINESS:

A. **P.Z. 34-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.167 Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative to additions to grading, building, etc. permits in certain districts.)

Planner II Joe Hanke noted the Department recommends this matter be held.

Commissioner Grant made a motion to hold this item. The motion was seconded by Commissioner Yaffe **and passes by a voice vote of 8 to 0.**

B. **P.Z. 18 & 19-93 Nooning Tree Partnership**; amendment to a Planned Environment Unit (PEU) in the "R-3" 10,000 square foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

Planner II Joe Hanke noted the Department recommends this matter be held.

Commissioner Kenney made a motion to hold this item. The motion was seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

C. **Comprehensive Plan Update**; proposed revisions concerning text relative to the Office Campus designation located on Wild Horse Creek Road.

Planner II Joe Hanke noted the Department is still researching some items with regard to the update and requests the matter be held.

A motion to hold was made by Commissioner McCarthy, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

D. **P.Z. 8-96 W.J. Byrne Builders & Ruth Fleming (Sycamore Road Tract)**: "NU" Non-Urban to "R-3" 10,000 square foot Residence District; intersection of Sycamore Drive and Hester Road, east side of Sycamore Drive.

AND

E. **P.Z. 9-96 W.J. Byrne Builders & Ruth Fleming (Sycamore Road Tract)**: Planned Environment Unit Procedure (PEU) in the "R-3" 10,000 square foot Residence District; intersection of Sycamore Drive and Hester Road, east side of Sycamore Drive.

Planner II Joe Hanke summarized the Department's report and recommendation of approval of the change in zoning to "R-3" Residence District for P.Z. 8-96, and approval of the Planned Environment Unit (PEU) Procedure for P.Z. 9-96, subject to the conditions specified in "Attachment A."

A motion to approve the Department's recommendation of P.Z. 8-96 was made by Commissioner Grant and seconded by Commissioner Yaffe.

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

The motion passes by a vote of 8 to 0.

A motion to approve the Department's recommendation of P.Z. 9-96, subject to conditions specified in "Attachment A" was made by Commissioner Grant and seconded by Commissioner Broemmer.

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

The motion passes by a vote of 8 to 0.

F. **P.Z. 10-96 L.A.C. Corporation & Wild Horse Summit Development Corporation (Greystone Addition)**; "NU" Non-Urban District to "R-1" One Acre Residence District; south side of Wild Horse Creek Road, approximately 1500 feet west of Wildhorse Parkway.

AND

G. **P.Z. 11-96 L.A.C. Corporation & Wild Horse Summit Development Corporation (Greystone Addition)**; amendment to a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District; south side of Wild Horse Creek Road approximately 1500 feet west of Wildhorse Parkway.

Assistant Director Laura Griggs McElhanon summarized the Department's report and recommendation of approval of the change in zoning to R-1 Residence District for P.Z. 10-96, and approval of the Planned Environment Unit (PEU) Procedure and amended PEU for P.Z. 11-96 (127 lots), subject to the conditions specified in "Attachment A."

A motion to approve the Department's recommendation of P.Z. 10-96 was made by Commissioner McCarthy and seconded by Commissioner Kenney.

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

The motion passes by a vote of 8 to 0.

A motion to approve the Department's recommendation of P.Z. 11-96, subject to conditions specified in "Attachment A" was made by Commissioner McCarthy and seconded by Commissioner Kenney.

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

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.C. 103-75 New Four Seasons, Inc.**; Freestanding Business Sign; south side of Olive Boulevard (State Highway 340), west of Woods Mill Road (State Highway 141).

This item was withdrawn at the request of the petitioner.

Chairman Casey noted this item will have to be resubmitted at a later date.

B. **P.Z. 22, 24, 25 & 26-92 Chesterfield Village, Inc. Jones Custom Homes and Mayer Homes, Inc. (The Villas at Chesterfield Bluffs)**; Architectural Elevations (Clubhouse); west side of Baxter Extension, north of Chesterfield Farms Drive.

Commissioner McCarthy on behalf of the Site Plan Committee, made a motion to approve the request as recommended by the Department. The motion was seconded by Commissioner Yaffe **and passes by a voice vote of 8 to 0.**

COMMITTEE REPORTS:

A. **Ordinance Review Committee** - No report.

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

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

D. **Comprehensive Plan Committee** - No report.

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

A motion to adjourn was made by Commissioner McCarthy , seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

Assistant Director Laura Griggs-McElhanon introduced the Planning Department's new Planning Technician Pat Detch.

Chairman Casey noted Commissioner Grant was recognized in the Chesterfield Citizen Newsletter as the co-recipient of the Chesterfield Citizen of the Year Award.

The meeting adjourned at 8:28 p.m.

Allen Yaffe, Secretary

[MIN5-29.096]