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PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 24, 1993



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

PRESENT

ABSENT

Ms. Mary Brown
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Councilmember Dan Hurt
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

Ms. Pat O'Brien

INVOCATION: - Commissioner Sherman

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PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The minutes from the meeting of May 10, 1993, were approved.

PUBLIC COMMENTS: - None

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.

Planning Specialist Joe Hanke summarized the issues being evaluated by the Department, and the recommendation that this matter be held until the Planning Commission Meeting of June 14, 1993.

A motion to hold was made by Commissioner Sherman and seconded by Commissioner Dalton.

The motion was approved by a voice 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.

Planning Specialist Joe Hanke noted the Planning Commission met on May 18, 1993, as a Committee of the Whole, to discuss the amendments to the Chesterfield Zoning Ordinance with regard to the Sign Regulations. The Committee is in the process of reviewing the comments from the Public Hearing, as well as written comments. The Department recommends this matter be held pending additional meetings of the Committee of the Whole, with the next scheduled meeting being June 8, 1993.

A motion to hold was made by Commissioner Sherman and seconded by Commissioner Brown.

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

- C. Correspondence from Ms. Dawn Holemon re: P.Z. 10 & 11-92 R. J. & J. Partnership (Countryside at Chesterfield).

Director Duepner summarized the letter received from Ms. Holemon and the Department's report. He noted the Department is of the opinion that a public hearing would not be warranted.

COMMENTS/DISCUSSION BY COMMISSION

- When the location of the stub street was determined, the existence and location of adjacent structures were considered. This decision was based on the proposed development, as well as the topography of surrounding properties.

Director Duepner stated the proposed change in location of the stub street was minimal, at best. He noted that Ms. Holemon, at the time of the original public hearing, did not understand the proposed location of the stub street.

Commissioner McGuinness moved to suspend the rules and allow Ms. Holemon to speak. The motion was seconded by Commissioner Brown, and approved by a voice vote of 7 to 0.

Ms. Dawn Holemon, 17415 Private Valley Lane, Chesterfield, MO 63017, stated the following:

- Director Duepner spoke with her earlier today and clarified the original proposal.
- At the time of the public hearing, she thought the stub street was drawn as coming into the far street; otherwise, she would have brought this up at that time.
- She summarized the contents of her letter.
- She expressed concern that whoever develops the Weyerhaeuser property will not have access to the stub street, as currently proposed.

- Four homeowner's share Private Valley Lane: Weyerhaeuser's; Schaeffer's; Horn's; and Holemon's. She believes the Weyerhaeuser property will be developed within the next few years.

COMMENTS/DISCUSSION BY COMMISSION

- The proposed relocation of the stub street may reduce the size of the perimeter lots along the stub. The number of homes could be reduced by one (1).

Director Duepner requested Mr Sid Koltun be allowed to speak.

COMMENTS/DISCUSSION BY COMMISSION

- No extension of the stub has been built at this point.
- The Department has been discussing the status of the evergreens with both Ms. Holemon and the developer, trying to come to some resolution to ensure the evergreens will be allowed to remain on the property. The evergreens are not being removed at this time.
- Part of the requirement in the ordinance approved by City Council called for minimum lot sizes along the perimeter, which could result in significant reconfiguration if the road is shifted in any direction. Under the current requirements of the ordinance, the developer has to maintain certain lot sizes along the perimeter of the development.
- If the Weyerhaeuser property is developed there would be no possible connection without use of the Holemon property.

Mr. Sid Koltun, Executive Vice-President of the Sterling Engineering and Surveying Company, noted the following:

- The pine trees are not on Countryside at Chesterfield's property; therefore, they will not be removed.
- The stub street, as shown on the approved site development plan, goes through a thirty (30) foot landscape buffer, which was originally deemed not to be disturbed.
- In conversations with the developer, he has agreed to stop the pavement short of the thirty (30) foot landscape buffer, and utilize paver blocks for emergency access.

- The street stub was placed where the existing home could be retained, if this 3.6 acres were subdivided in the future.
- Because of the topographic nature of the adjoining property, the only logical place for a stub street, if it is to be continued, is where it is currently proposed.
- The placement of the stub street, at this time, is at the continuation of a ridge that continues into Private Valley Drive. There is a curve in Private Valley Drive that, if straightened out with a continuation of the stub, would tie back into the tangent straight portion of Private Valley Drive.
- If the street were placed on a property line, the Weyerhaeuser's would still have a problem connecting it, as it would split a property line, and they would have to obtain Ms. Holemon's permission to connect into the street.
- The original boundaries of the properties in question were defined, as well as the location of Private Valley Drive.
- Mr. Koltun presented a map, showing the 1981 Boundary Adjustment Plat, to the Planning Commission.
- Private Valley Drive also provides access for the Graeler's, Horn's, Weyerhaeuser's, and Schaeffer's.

Director Duepner noted the following:

- This issue was addressed at the time of the public hearing.
- An ordinance has been approved.
- A site development has been approved on this matter.
- Ms. Holemon's letter was placed on the agenda as a result of discussions with Ms. Holemon.

City Attorney Doug Beach noted that there is nothing before the Commission on which it can act. If the developer is willing to come forth to discuss possible changes, it could require an ordinance amendment. There is nothing to be held at this time.

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- The proposed change could mean the loss of one (1) lot, or reconfiguration of a lot somewhere else, to accommodate the increase in size, change of street location, etc.
- The sentiments of the Commission will be presented to the developer for consideration.

Chair Domahidy stated that, based on what has been presented, there should be further discussions on this matter (i.e., the proposal brought up by Mr. Koltun, etc.), and that no public hearing is necessary.

No action was taken on this matter.

Commissioner Dalton left the meeting.

- D. A memorandum from the Director of Planning relative to Sign Proposal Review Criteria.

Director Duepner summarized the memorandum regarding "Sign Proposal Review Criteria." He pointed out that similar guidelines were established by the Planning Commission with regard to architectural review.

Commissioner Dalton returned to the meeting.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Kirchoff inquired about including the elevations of proposed signs.

Commissioner McGuinness suggested that colored renderings be required.

Commissioner Scruggs stated he believes colored renderings may be helpful, but should not be required in all cases.

Commissioner Kirchoff stated he is generally in favor of using colors, either on the rendering or color chips, that could be tied in with a black and white rendering. However, he does not want to establish a requirement difficult to work with.

A colored rendering was shown to Commissioner Scruggs of a proposed sign for Chesterfield Village.

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Commissioner Sherman agrees that a colored rendering is desired, when applicable; however, she is concerned about the additional cost. She further stated that she is of the opinion that condition number 5 of the memo from the Department covers this situation.

Commissioner McGuinness noted that the assumption is that the Department will be sensitive to the Commission's requirements, and will decide when color renderings are appropriate.

Commissioner McGuinness left the meeting.

Commissioner Brown suggested condition number 5 be changed to read "Other information, renderings or exhibits..."

Commissioner McGuinness returned to the meeting.

Director Duepner suggested that the wording be: "Submittal of a colored rendering is encouraged to assist in the review of the proposal."

Commissioner Sherman requested the Department to be aware that the elevations are of interest to the Commission.

Commissioner Scruggs made a motion to adopt the criteria proposed, with item 5 amended as suggested by Director Duepner, without the elevations stipulation. The motion was seconded by Commissioner Brown and approved by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. D.L. 2-49 Spirit of St. Louis Airport (D.P.E.R. Corporation): "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; east side of Spirit of St. Louis Boulevard, south of Chesterfield Airport Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion in concert with the Department's recommendation for approval of the Amended Site Development Plan and Architectural Elevations, subject to replacement of the two (2) Willow Trees along the north property line, as discussed. The motion was seconded by Commissioner McGuinness and approved by a voice vote of 7 to 0.

- B. Sachs Properties (Chesterfield Village); "C-8" Planned Commercial District Project Information Signs; (1) north side of Highway 40, approximately 1200 feet east of Olive Boulevard; (2) northwest corner of the intersection of Clarkson Road and the Chesterfield Mall entrance; (3) north side of Highway 40 at the terminus of Swingley Ridge Drive; and, (4) south side of Wild Horse Creek Road at Santa Maria Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee and in concert with the Department's recommendation, made a motion to approve the Project Information Signs for Chesterfield Village, each having an outline area of one hundred (100) square feet per face, with a height not to exceed twelve (12) feet above the existing grade at the base of the sign, subject to the deletion of the Sachs Properties phone number from the proposed message request; the provision of landscaping in the form of low-lying bushes and annuals at the base of each sign (to be reviewed and approved by the Department); and adherence to the minimum setback requirements governing the parcels on which the signs are to be placed. The motion was seconded by Commissioner Sherman and approved by a voice vote of 7 to 0.

- C. P.C. 54-84 Eric Bly (Ethan Allen Galleries); "C-8" Planned Commercial District Amended Architectural Elevations; east side of Olive Boulevard, south of White Plains Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, and in concert with the Department's recommendation, made a motion for approval of the proposed Amended Architectural Elevations as presented. The motion was seconded by Commissioner McGuinness.

Senior Planner Laura Griggs-McElhanon stated, for point of clarification, that approval would only include one (1) logo on one (1) awning on the side elevation.

Commissioner Kirchoff included this in his motion. Commissioner McGuinness agreed.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Kirchoff noted that most members of the Site Plan Review Committee were in favor of the logo on the awnings, from the standpoint of enhancing the appearance of the building, but there was no practical way to allow this in concert with our existing sign ordinances. Also, there was some sentiment for addition of landscaping along the west property line. This discussion is not part of the official motion on the table.

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

- D. P.C. 1-85 Stianet & Theiman (Corporate Plaza); "C-8" Planned Commercial District Amended Site Development Plan and Landscape Plan; south side of South Outer 40, east of Yarmouth Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, and in concert with the Department's recommendation, made a motion for approval of the proposed Amended Site Development Plan and Landscape Plan, subject to the three items set forth by the Department. The motion was seconded by Commissioner Sherman.

Senior Planner Laura Griggs-McElhanon requested that, since we now have the specifics on the retaining wall (given to the Commission tonight as a handout), a condition be included dealing with Hercules retaining wall modules, or similar wall, as approved by the Department. The specifics were not available at the time the staff report was written.

Commissioner Kirchoff accepted the fourth item to the Department's conditions to indicate that the retaining wall be constructed of materials such as indicated in the Hercules retaining wall brochure, or equivalent, as approved by the Planning Department. Commissioner Sherman agreed.

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

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 June 10, 1993, at 4:00 p.m., to finalize the landscape guidelines for the Valley, and initiate guidelines targeted for institutional development.

Regarding the Chesterfield Valley Study, he noted the scope and cost of work proposed by Development Strategies was accepted by the Chesterfield Valley Study Committee. It was presented and approved last week by the Public Works Committee of Council. The next step will be at the City Council meeting of June 21. Between now and then we hope to provide the Planning Commission with detail of this proposed Master Development Plan.

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COMMENTS/DISCUSSION BY COMMISSION

- Between now and the Council meeting of June 21, 1993, some detail will be presented to the Planning Commission for review. It could be on the agenda for the next Planning Commission meeting, or discussed at a special meeting of the Commission.

Director Duepner noted it can be placed on the June 14, 1993 Planning Commission Agenda. The information could be disseminated prior to that time.

Chair Domahidy stated there could be an information meeting regarding the Valley Plan that several entities could attend. This meeting might take place prior to the June 14th meeting.

Commissioner Kirchoff stated this would be the most practical means to handle the matter.

Councilmember Hurt inquired whether Commissioner Kirchoff anticipated any major concerns by the Planning Commission on the Scope.

Commissioner Kirchoff stated he doesn't anticipate any major concerns.

Councilmember Hurt stated that, if the Planning Commission of the Whole doesn't have comments, the Council would like to hear from the people.

Commissioner Scruggs stated he thinks the Planning Commission will approve the Scope. There are one (1) or two (2) minor issues that persons may not agree with, but nothing major.

D. Comprehensive Plan Committee

Committee Chair McGuinness reported that the Director will schedule the next meeting of the Committee to discuss process of the West Area Study, and make recommendations to the Planning Commission.

E. Procedures Committee

Committee Chair Scruggs reported the Committee needs to meet when the Planning Director can attend.

F. Nominating Committee

Committee Chair Scruggs reported that he would like to place the nominations in order at the next meeting for a vote.

Chairman Domahidy inquired if Councilmember Hurt had any comments he wished to make.

Councilmember Hurt reported the City has a submittal from the City Center Task Force on potential locations before us now.

Director Duepner stated the City Center Task Force made its report to the Public Works/Parks Committee at its meeting last Wednesday. The Committee took it under advisement. They are trying to set up a tour of the Kangaroo Building. Recommendations have been forwarded to the Mayor and Councilmembers for review and action.

The meeting adjourned at 8:08 p.m.


Walter Scruggs, Secretary

[MINS-24.093]