

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 23, 1994**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Linda McCarthy
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
Mr. Douglas R. Beach, City Attorney
Councilmember Barry Flachsbart, Council Liaison
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Mary Domahidy

INVOCATION - Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness recognized The Honorable Mayor Jack Leonard; Councilmember Barry Flachsbart (Ward I) as the council liaison to the Planning Commission; and the inclusion of Michael Casey as our new Planning Commissioner replacing Walter Scruggs. She thanked Mr. Casey for joining the Commission, and Mayor Leonard for appointing him.

PUBLIC HEARINGS - Commissioner Kirchoff read the "Opening Comments"

- A. **P.Z. 11-94 Airport Tract Joint Venture (Chesterfield Business Park)**; a request for approval of a Site Development Plan in the "M-3" Planned Industrial District for a 23.05 acre tract of land at the northwest corner of the intersection of Chesterfield Airport Road and Long Road. (Locator Number (17U41-0027). Proposed Uses: All permitted uses in the "M-1" Industrial

District; including but not limited to, business service establishments; filling stations, including emergency towing and repair services; restaurants; vehicle repair facilities and vehicle service centers.

Director Duepner gave a slide presentation of the subject site and surrounding area.

Mr. Jack Holleran spoke on behalf of the petitioner noting the following:

- He identified the location of the site and surrounding area.
- Two (2) concept plans are presented tonight to illustrate the potential development for the project.
- The petitioner has met with various agencies (i.e., State Highway Department for I-64/U.S. Highway 40 access; the County Highway Department for Chesterfield Airport Road access; and the City in terms of the Booker Drainage Plan).
- The petitioner has submitted a report to the Army Corps of Engineers regarding wetlands that may be a part of the existing drainage area. The petitioner has issued authorization for the Army Corps of Engineers to inspect the property, and is awaiting their response.
- One of the concept plans is similar to that already existing within Chesterfield Valley (i.e., an entry road in the center goes through the 140' wide drainage area, including a sloped area to accommodate the water drainage from Chesterfield Valley Center at Goddard Boulevard).
- They are proposing a service station on the corner, opposite a restaurant or bank. Both would be approximately two (2) acre parcels in front of the drainage area. Beyond this would be of multiple buildings (i.e., office service buildings, office research types of buildings), which would be similar to other existing development in the Valley.
- The petitioner has an alternative plan to accommodate an office development on this site. All proposed uses are those allowed within the "M-1" Zoning District.
- As part of the ordinance, the petitioner is requesting the service station to be allowed a service center.

- Both of the plans incorporate the landscaping, as required by the Landscape Guidelines of the City of Chesterfield. This is in addition to some landscaping proposed to the Corps of Engineers for area within the drainage portion of the site.

COMMENTS/QUESTIONS BY COMMISSION

Chairman McGuinness inquired about the architectural requirements of the development.

Mr. Holleran noted that, because this project is the front door into Chesterfield, there will be finished materials on all four (4) sides of structures. The materials may be similar to those at Kalimar and CMS (i.e., reflective glass and panel design, masonry, architectural metal panels); however, there will be no metal buildings.

City Attorney inquired whether the petitioner would object to easement being granted for the drainage portion of the site.

Mr. Holleran stated they have no objection to this and, in fact, he believes the City has already requested that via correspondence to his office.

Mayor Leonard inquired about the possibility of a new exit/entrance to Interstate 64 and Long Road.

Mr. Holleran noted the State Highway Department advised them there would be no access permitted to their site off the Long Road exit. He further noted that the State Highway Department indicated there was nothing on the drawing boards, at this time, for improvement of the Interstate or intersection.

Commissioner Dalton inquired about the service station with service facilities.

Mr. Holleran noted this would encompass repair type facilities (i.e., for tires, engines, etc.).

Commissioner O'Brien inquired about the lake on the site two (2) weeks ago.

Mr. Holleran stated the following:

- There has been a lake on the site due to the drainage from upstream (Goddard Boulevard). Water ponds on the subject site due to its topography. Due to requirements of the Booker Drainage Plan, the proposed site will be raised approximately six (6) feet. The entire site will slope towards the 140' wide drainage area, thereby eliminating standing water.

Commissioner O'Brien inquired about the wetlands.

Mr. Holleran noted the Corps of Engineers advised they do not have sufficient staff to perform a wetlands study. The petitioner hired Reitz and Jens Engineers to perform this study, and they have submitted a report to the Army Corps of Engineers. The petitioner agrees to mitigate the areas within the ditch by the landscape material, if they are designated as wetlands; however, the petitioner is required to meet the criteria of the Booker Study.

Commissioner McCarthy inquired what effects raising of the subject property would have on neighbors west of the site.

Mr. Holleran noted the neighbors will have to raise their sites when developed. The property is all farmland (sixty (60) acres), up to the Cambridge Engineering site. The existing residence on the subject parcel will be removed.

Mr. Broemmer inquired about the required elevation for the proposed site.

Mr. Holleran noted the Booker Study requires the finished floor elevation of 458 feet. At the front portion of the site that requires approximately six (6) feet of fill.

Commissioner O'Brien inquired as to the reason for a public hearing on this matter.

Director Duepner noted the following reasons for the public hearing.

- The subject property was zoned "M-3" Planned Industrial District in 1965. At that time the County did not include within the ordinance a range of permitted uses, etc. Therefore, the only uses allowed there now are very limited uses in the "M-3" District (i.e., public facilities). In order to utilize this site the petitioner has to go through a process similar to a rezoning (i.e., a public hearing, a presentation of a preliminary plan, with Commission recommendation, and passage of an ordinance by the City Council), but referred to as approval of a development plan in "M-3" Planned Industrial District. This may be the first such hearing before the Commission.

Commissioner O'Brien commented on the various possibilities for this development.

Director Duepner noted that, if this is granted, they could come in with an overall master development plan for the site to indicate approximate location and size of buildings. He further noted that, as each individual site develops within the project, the site development plan and architectural elevations could be submitted for review and approval.

Commissioner Casey inquired whether or not the petitioner is comfortable with the single access from Chesterfield Airport Road.

Mr. Holleran noted they would be, in that St. Louis County Department of Highways and Traffic is requesting the petitioner to widen the exit to three (3) lanes. He further noted this widening is worked in with their design.

Mr. Broemmer inquired regarding the amount of occupancy expected in the new plans.

Mr. Holleran noted, in terms of people, he does not know the answer at this time.

SPEAKERS - NEUTRAL

1. Mr. Jay Mertens, 1434 Woodbridge Crossing, Chesterfield, MO 63005, and Ms. Mary L. Dunker, 17831 Chesterfield Airport Road, spoke as individuals noting the following:

- Noted their concerns regarding the drainage, as stated in condition number 7 of the Public Works Department's comments.
- Ms. Dunker's stormwater problems have worsened since the flood.
- Would like to be kept informed of any new development in the area, and obtain an understanding of how it might affect their property.

Ms. Dunker noted that before the flood there was always standing water just east of the Cambridge Road, possibly spring fed. However, since the flood, there is debris blocking the water from flowing through the pipe under the roadway. She spoke with a person from Cambridge who indicated there might be some plan to build a box culvert.

Mr. Kirchoff noted he believes the box culvert appears in the Booker Study as a proposed stormwater feature that should be built there by someone, at some time; however, it is not a sure thing at this time.

Ms. Dunker noted the pipe is open now because she dug out the debris, and it is draining well. She inquired where the stormwater will go when the developer raises their property six (6) feet.

Mr. Kirchoff stated he believes that the existing flow line elevation will remain the same so the water can continue to run through there. He further noted the reason the water stands there, in great part, is because it cannot get out to the river due to a flood gate being controlled by a farmer.

Ms. Dunker inquired whether this is the only way the water can be drained.

Mr. Kirchoff noted the following:

- Water goes under Long Road, then under Highway 40, through the Monarch Levee to a ditch between the two levees, and then through the northern-most agricultural levee by a pipe out to the river.
- A farmer controls the flood gate at both the Monarch Levee and the river.
- He believes that the existing flow line through the property would be required to be maintained, and suggested that Mr. Holleran could respond to the issue of the creek during his rebuttal.

Mr. Mertens inquired if there is a standard percentage for stormwater detention basins on a piece of land.

Director Duepner noted it is his understanding that it is not detention in this area. He noted the comments received from the Department of Public Works, page 2, Number 7. He further noted, the Public Works Department will look at this site, in terms of its impact, downstream as well as upstream.

SPEAKERS - OPPOSITION: - None

SPEAKER IN FAVOR: - None

Chairman McGuinness summarized the items to be addressed as follows:

- Concerns of Mr. Mertens and Ms. Dunker regarding drainage.

REBUTTAL

Mr. Holleran noted the following:

- The petitioner will create a one-hundred and forty (140) foot wide channel to accommodate and store water, and direct it to the underflow structure under Long Road. Much of the water that stands there now isn't directed to that outflow. It has no way of moving without grading of the property.
- He does not believe that development of the subject site will have any effect on property beyond their west property line.

Chairman McGuinness gave Mr. Holleran's phone number to Ms. Dunker and Mr. Mertens. She asked Mr. Holleran to keep in touch with Ms. Dunker and Mr. Mertens.

Commissioner Kirchoff read the remainder of the "Opening Comments."

SHOW OF HANDS

IN FAVOR: 5 IN OPPOSITION: 0 NEUTRAL: 2

APPROVAL OF THE MINUTES

Commissioner McCarthy made a motion to approve the minutes from the meeting of May 9, 1994. The motion was seconded by Commissioner Broemmer and **passed** by a voice vote of 8 to 0.

PUBLIC COMMENTS

1. Mr. Jim Capps, 101 S. Hanley, Clayton, MO 63105, noted he did not have a formal presentation regarding P.Z. 10-94 JCCA, but was ready to answer questions.

There were no questions.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 18 & 19-93 Nooning Tree Partnership**; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure 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.

(Note: This item is placed on the agenda as information only. It has been tabled by the Planning Commission until further notice.)

- B. **P.Z. 8 & 9-94 The Hayden Company (The Terraces at Clayton)**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; northeast corner of the intersection of Schoettler Road and Clayton Road.

Senior Planner Laura Griggs-McElhanon noted a letter received last week from an adjacent property owner is attached to the Department's memorandum. She further noted the Department's memorandum summarizes the issues being reviewed by the Department and inquired whether the Commission had any additional items for the list. She noted the Department recommends this matter be held until the June 13, 1994 Planning Commission Meeting.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner McCarthy added the issue of off-street parking to the list.

Commissioner Dalton made a motion to hold this item. The motion was seconded by Commissioner Casey and **approved** by a voice vote of 8 to 0.

- C. **P.Z. 10-94 Jewish Community Centers Association (JCCA)**; Amendment of "C-8" Planned Commercial District Ordinance; east side of Chesterfield Parkway North, north of the intersection of Chesterfield Parkway North and Olive Boulevard.

Mr. Joe Hanke, Planner II summarized the issues being reviewed by the Department and inquired whether the Commission had any additional items for the list. He further noted the Department recommends this matter be held until the June 13, 1994 Planning Commission Meeting.

Commissioner Dalton made a motion to hold this item. The motion was seconded by Commissioner McCarthy.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Broemmer inquired whether the Department has been provided drawings or further detail regarding this project.

Mr. Hanke stated that a meeting has been scheduled with the petitioner for 11:00 a.m., Tuesday, May 24th, at which time staff will try to glean more information relative to their proposal. He further noted that staff scheduled this meeting so that input from the Commission might be included in discussion of the proposed development.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 14-93 Wesley and Teresa Byrne, Sycamore Development Corp., and Joseph & Paulette Schmersahl (Twin Estates at Sycamore Ridge); "R-3" 10,000 Square Foot Residence District Planned Environment Unit (PEU) Procedure Site Development Plan; north of Kehrs Mill Road at Sycamore Drive.

Committee Chair Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the request, recommending that the City Council seek to resolve the water problems with the City of Ballwin. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 8 to 0.

- B. Parkway Central Middle School; "NU" Non-Urban District Amended Site Plan and Architectural Elevations; west side of Woods Mill Road (State Highway 141), north of Ladue Road.

Committee Chair Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the request. The motion was seconded by Commissioner Bly and passed by a voice vote of 8 to 0.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Co-Chair Bly reported as follows:

- The Committee met this past Thursday.
- In attendance were Dr. Domahidy; Chairman McGuinness; Ms. McCarthy; Dr. Paul Shifano; Joe Hanke; and John Langa (CCDC).
- It was decided there was no pressing need to take action on the home day care issue; therefore the Committee recommends this issue not be addressed at this time.
- The off-site signage, particularly in the Valley, was discussed. There was some sort of consensus that some sort of state directional signs directing people to the Valley would be very helpful.
- Mr. Hanke and Mr. Langa are going to investigate the possibility of State Economic aid to fund those signs.

Joe Hanke, Planner II, noted the following:

- Mr. Langa, Mr. Duepner, and himself met last Friday afternoon to develop a strategy as to who we would contact, and how we would contact the various people from other jurisdictions to persuade them of the perceived need for additional guide signs (typical, uniform traffic control devices) in the City.
- It was decided that the Department would pursue with St. Louis County (Mr. Dooley) and the State (Mr. Yarnell) in setting the tone for further discussions as to the vehicle to accomplish this task.
- Mr. Langa would pursue this with regard to economic development funding if, indeed, it was decided this was something over and above what the State and County would normally provide to the City in the form of guide signage.
- The Department will report back to the Committee with their preliminary findings, once they have the above-mentioned discussions.

Chairman McGuinness noted Commissioner Bly asked her to nominate Mr. Langa for the Ordinance Review Committee while we deal with this issue. She noted we have had a private citizen on Planning Commission committees (the Comprehensive Plan); therefore she nominated John Langa as a member of the Ordinance Review Committee of the Planning Commission of the City of Chesterfield. The motion was seconded by Commissioner Bly and **passed** by a voice vote of 8 to 0.

B. Architectural Review Committee - No report.

C. Site Plan/Landscape Committee

Senior Planner Laura Griggs-McElhanon noted we are going to schedule the Valley Landscape Guidelines for the next Planning and Zoning Committee meeting on June 14, 1994, at 5:30 p.m. She invited all those on the Committee to attend, noting the Department will send them notification of the meeting.

Committee Chair Kirchoff noted the Committee is still receiving comments on the Institutional Landscape Guidelines.

D. Comprehensive Plan Committee

Co-Chair Dalton noted a meeting of the West Area Study Committee is scheduled June 1, 1994, at 5:00 p.m.

Senior Planner Laura Griggs-McElhanon noted the West Area Study Committee now has seven (7) Planning Commissioners, plus Lauren Strutman, Sid Koltun, Linda Tilley, Mayor Leonard, and Dr. Slocum.

Chairman McGuinness requested Mr. Sid Koltun be contacted to determine his availability, as we need seven (7) members for a quorum.

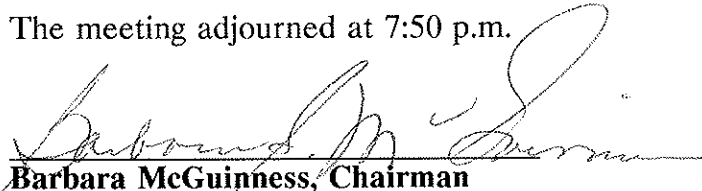
E. Procedures and Planning Committee - No report.

Director Duepner noted the letter received today from the River Bend Association to the Fire Protection District. He summarized the letter as follows:

- The letter deals with the Fire Protection District's efforts to acquire property at the corner of River Valley and Olive.
- This is presently undergoing condemnation, it's in court, under litigation.
- Mr. Belding, on behalf of the River Bend Association, is urging the Fire District to continue its effort to procure acreage originally discussed in a meeting. This, basically, deals with the entire corner of the intersection of River Valley and Olive.

Chairman McGuinness directed we copy this letter and send it to the City Council.

The meeting adjourned at 7:50 p.m.


Barbara McGuinness, Chairman

[MINS-23.094]