PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 14, 2001

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

I. PRESENT ABSENT

Mr. David Banks
Mr. Mike Kodner
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. B. G. Wardlaw
Chairman Fred Broemmer
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Charlie Scheidt, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. Matt Brandmeyer, Project Planner
Mr. Mike Hurlbert, Project Planner
Mr. John Wagner, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

II. INVOCATION: Commissioner Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Broemmer recognized the attendance of Mayor John Nations, Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III), Councilmember Mary Brown (Ward IV), Council Liaison Charlie Scheidt (Ward IV) and former mayor, Nancy Greenwood.

IV. PUBLIC HEARINGS:

Commissioner Kodner read the first portion of the "Opening Comments."

A. P.Z. 16-2001 Coventry Farm, Second Addition; a request for a change in zoning from a "NU" Non Urban District to an "R-3" Residential District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Court. (Locator Number 21S 41 0066)

AND

B. P.Z. 17-2001 Coventry Farm, Second Addition; a request for a change in zoning from an "R-3" Residential District to a "PEU" Planned Environmental District for 3.84 acres of land located on Kehrs Mill Road and Coventry Woods Court. (Locator Number 21S 41 0066)
Proposed Uses:
Single Family Residences

Project Planner Mike Hurlbert gave a slide presentation of the subject site and surrounding area.

1. Mr. Todd Scheibe, 10849 Indian Head Industrial Boulevard, St. Louis, MO 63132, engineer for P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition;

· Rezoning from NU to R-3 with a PEU and is compatible with the area;
· Developer is Miceli Construction Company;
· Site is 3.84 acres but will be 3.75 acres after dedication of the right-of-way for the site and Kehrs Mill Road;
· Site will be comprised of nine (9) lots;
· Minimum lot size will be approximately 11,000 square feet and the maximum lot size will be approximately 14,000 square feet;
· A 30-foot wide landscape buffer has been proposed along side lot 1 for additional screening and privacy for the proposed development;
· Developer is proposing continuing the street through Coventry Farm Addition through the proposed site to the north towards the Kehrs Mill Bend Subdivision;
· There is a small strip of common ground and easement on the north side of the right-of-way of the Coventry Farms Addition road. The plan for that subdivision stated that the strip of ground was ‘’to be dedicated to the City of Chesterfield on demand for lots or additional right-of-way.’’ Petitioner is requesting that this strip be used for Kehrs Mill Road dedication, added into front yards for some of the proposed yards and common ground access;

· Grading on the proposed site will be kept at a minimum to just allow the building pads, the existing street extension and the required storm water detention facility;
· A Tree Stand Delineation has been performed on the tract. The results are shown on the preliminary plan. Mr. Skip Kincaid, a registered arborist, determined that the proposed grading activities will allow for the preservation of 30.7% of existing woodland;
· The proposed on-site detention basin will be designed per City of Chesterfield and MSD criteria to detain the excess run-off due to the development of the houses.

Commissioner Nolen asked the petitioner to make sure that the existing home on the site is secured and the grass is kept cut.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION – None

SPEAKERS – NEUTRAL –

1. Mr. Don Andrews, 15312 Coventry Woods Court, Chesterfield, MO 63017, Vice-President of the Coventry Farms Addition Homeowners Association, speaking neutral to P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition;

· Speaker stated that concerns of the residents include: traffic, safety and parking during construction, loss of their common ground and repayment for expenses for the upkeep of the common ground, impact of the project on the street and properties and written commitment from the developer to return as to before construction, rights of ownership to the common ground, and status of the Indentures and Covenants;
· Speaker stated that a meeting would be arranged between the petitioner and the residents.

City Attorney Doug Beach stated that the City of Chesterfield is not in a position to give legal advice on ownership rights and suggested that the residents seek their own counsel.

Councilmember Scheidt asked that he and Councilmember Mary Brown be notified of the meeting between the petitioner and the residents.

2. Mr. Bill Belmen, 15534 Wendimill, Chesterfield, MO 63017, Trustee for Kehrs Mill Bend Subdivision, speaking neutral to P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition;

· Speaker stated that he had questions concerning the construction time frame, the price range of the homes, the connecting streets and who owns the strip of common ground.

City Attorney Beach stated that the common ground would belong to the ownership of the subdivision that is being developed.

3. Mr. Thad Franczyk, 2174 Terrimill Terrace, Chesterfield, MO 63017, Trustee for Kehrs Mill Bend Subdivision, speaking neutral for P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition;

· Speaker expressed concern with the storm water from the proposed project and how it may impact the current detention pond.

4. Mr. Ken Konopasek, 2015 Jeffrimill, Chesterfield, MO 63017, speaking neutral to P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition;

· Speaker expressed concern with drainage and the effect it will have on neighboring residents;
· Speaker asked if the petitioner had considered purchasing the property between Kehrs Mill Bend Subdivision and the proposed site;
· Speaker asked if any improvements would be made to Kehrs Mill Road;
· Speaker asked if the petitioner could produce a plan so the neighboring residents could see the lay-out of the lots.

Commissioner Right arrived at the meeting at 7:25 p.m.

REBUTTAL -

Mr. Scheibe stated the following:

¨ The maximum number of lots allowed are 16 but only nine (9) lots are being requested;
¨ The construction entrance will be off Kehrs Mill Road, not Coventry Woods Court;
¨ Petitioner will meet with the residents;

¨ The Department of Public Works will make sure no more water is discharged to the neighboring property then was discharged before;
¨ Agencies have not yet required improvements on Kehrs Mill Road.

Mr. Mike Miceli, petitioner for P.Z. 16-2001 Coventry Farm, Second Addition and P.Z. 17-2001 Coventry Farm, Second Addition, stated the following:

¨ Homes will be in the $450,000 price range;
¨ Homes will range between 3,500 square feet and 3,800 square feet;
¨ The owner of the property to the north of the proposed site does not want to sell the property now.

Mr. Hurlbert stated that the following issues would be reviewed and addressed:

Ø Maintain the existing homes and properties;
Ø List number of lots in Attachment A;
Ø Water run-off;
Ø Sidewalk connections;
Ø Improvements to Kehrs Mill Road;
Ø Ability for all homes to have common Indentures and Covenants even though the City of Chesterfield is not involved;
Ø Identify which trees might be saved.

Commissioner Kodner read the closing portion of the Opening Comments.

V. APPROVAL OF MEETING MINUTES

Commissioner Kodner made a motion to approve the April 23, 2001 Meeting Minutes. The motion was seconded by Commissioner Right and passes by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

1. Mr. Dean Burns, THF Realty, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114, speaking neutral to Chesterfield Valley Medical Center – McBride and Sons, Lot 3;

· Speaker stated that he is not opposed to the development but is concerned about the future development to the east, the additional out parcels and the limited access;
· Speaker presented a hand-out to the Commission discussing the access.

2. Mr. Mike Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, speaking in favor of P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract;

· Speaker stated that revisions have been made to the plan;
· Speaker stated that the revised plan shows access at the southern entrance which is aligned with White Road;
· Speaker stated that the buyer of the homes will have the option for a 2-car garage;
· Speaker stated that anyone who wants the older homes on the property may remove them at their own expense;
· Speaker stated that allowing Ladue Road to connect in the middle of the proposed development creates disadvantages: a natural berm in the middle of the proposed site would have to be eliminated and it would be very expensive to relocate utilities along the front of the site;
· Speaker stated that the revised plan shows a better access plan.

3. Mr. Ed Griesedieck, One City Centre, St. Louis, MO 63101, attorney for P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker stated that additional renderings, exhibits, materials and revisions have been added to the plan which the petitioner believes has addressed the concerns of the residents;
· Speaker stated that the petitioner would like to add additional language to Attachment A concerning siltation control.

4. Mr. Marshall Galliers, 1936 Rustic Oak Road, Chesterfield, MO 63017, President of the Trustees for Old Clarkson Forest Subdivision, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker stated that the residents are encouraged by additional items added to the plan;
· Speaker stated that the residents would like the Commission to ensure a request for full elevations from the east and a detailed review by the Architectural Review Board (ARB) during the appropriate stage of the planning process;
· Speaker stated that he would like Attachment A to reflect an agreement between the residents and the petitioner that the discharge from the detention basin would flow north of Quiet Oak Road downstream from their pond;
· Speaker stated that the tree survey shows that a very limited number of mature trees will be retained due to conflicts with the road and/or the building site. Speaker

stated that he would like to request that the Planning Commission upgrade the street tree standards to 5-inch width if the majority of existing trees are lost;
· Speakers stated that the residents want to make sure that the Architectural Review Board (ARB) reviews the elevations and related screening before final approval to begin landscaping;
· Speaker stated that trustees of neighboring subdivisions would like trustees to be notified when these petitions reach the site development plan process.

5. Ms. Chris Prilenski, 15922 Quiet Oak Road, Chesterfield, MO 63017, speaking in opposition to P.Z. 5-2001 Chesterfield Ridge and P.Z. 6-2001 Chesterfield Ridge;

· Speaker stated that she wants the builder held accountable for the resident's requests.

6. Mr. Bill Hemberger, 14673 Summer Blossom, Chesterfield, MO 63017, speaking in favor of P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker presented a hand-out to the Commission;
· Speaker stated that the residents do not want a paved and gated fire access from Schoettler Road;
· Speaker stated that he wants a seamless development.

Commissioner Koder left the meeting at 8:01 p.m. and returned at 8:03 p.m.

7. Mr. Fred Bruning, 14897 Clayton Road, Chesterfield, MO 63017, petitioner for P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that he was present to answer questions;
· Speaker stated that paver blocks would be used for the fire access.

8. Mr. Greg Smith, 231 South Bemiston, Clayton, MO 63105, attorney for P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker stated that he was present to answer questions.

9. Mr. David Winslett, 14640 Summer Blossom lane, Chesterfield, MO 63017, speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker expressed concern with the parking of construction vehicles and with removal of the rocked paved area for these vehicles;
· Speaker stated that paver blocks for the fire access would be in keeping with the appearance of the subdivision.

10. Mr. Glenn Medwin, 14677 Summer Blossom Lane, Chesterfield, MO 63017, speaking neutral to P.Z. 10-2001 The Seasons at Schoettler Addition and P.Z. 11-2001 The Seasons at Schoettler Addition;

· Speaker declined to speak.

11. Ms. Angela Kelley, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, speaking in favor of P.Z. 15-2001 THF Chesterfield Two Development;

· Speaker stated that the petitioner is in the process of arranging a meeting with the residents of Chesterfield Farm Subdivision and Villas at Chesterfield Bluffs Subdivision to answer questions.

12. Mr. Dennis Hayden, 7 The Pines Court, St. Louis, MO 63141, speaking in favor of August Hill on Conway – PEU Ordinance Amendment;

· Speaker asked the Planning Commission to approve the PEU Ordinance Amendment so a porch can be added to the rear of the house on lot 8.

13. Mr. Don Anderson, 8011 Clayton Road, Clayton, MO 63117, attorney for Nooning Tree – PEU Ordinance Amendment;

· Speaker presented signed petitions to the Planning Commission of neighboring residents approving of the access;
· Speaker presented to the Planning Commission a statement from the Fire Chief approving this access;
· Speaker asked the Planning Commission to approve this added access.

13. Mr. Donald Pearline, 14449 Tealcrest Drive, Chesterfield, MO 63017, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

· Speaker stated that the residents of Windemere Place Subdivision oppose this added access to White Road;
· Speaker stated that this added access would add more traffic and be a safety concern;
· Speaker asked the Planning Commission to deny additional access to White Road;
· Speaker stated that he is asking the Planning Commission to prevent any extension of White Road from the south side of Olive Boulevard as referenced in P.Z. 42-2000 Howard Bend Tract.

15. Mr. Jeff Dalin, 14548 White Birch Valley, Chesterfield, MO 63017, speaking in opposition to
Nooning Tree – PEU Ordinance Amendment;

· Speaker stated that when Nooning Tree was approved, the neighboring residents were assured that only approximately 60 homes would exit onto White Road and the rest would exit onto Olive Boulevard;
· Speaker expressed concern with added traffic and safety on White Road;
· Speaker asked the Planning Commission not to allow traffic from the Howard Bend tract to exit onto White Road;
· Speaker asked the Planning Commission to deny this PEU ordinance amendment request.

16. Ms. Nancy Greenwood, 14441 Corallin, Chesterfield, MO 63017, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

· Speaker stated that when the Nooning Tree development was approved, access was not be on White Road;
· Speaker asked the Planning Commission deny this PEU ordinance amendment request;
· Speaker stated that access for the Howard Bend tract should be on Ladue Road;
· Speaker asked that the 1-car garage option be removed from P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract.

17. Mr. Steve Greenwood, 14441 Corallin Drive, Chesterfield, MO 63017, Trustee for Windemere Place Subdivision, speaking in opposition to Nooning Tree – PEU Ordinance Amendment;

· Speaker asked the Planning Commission to deny this PEU ordinance amendment.

18. Mr. Kevin Cooper, 16300 Justus Post Road, Chesterfield,, MO 63017, engineer and speaking in favor of Spirit Trade Center – Ordinance Amendment;

· Speaker stated that the developer wants to change to 20-foot mounting height for poles on lots 2 and 3;

· Speaker stated that St. Louis County has a requirement of a minimum of half a foot candle for safety purposes and the County and the City have a maximum 8-foot candle requirement;
· Speaker stated that the Planning Commission had approved a flat lens fixture and the developer is proposing the same;

Councilmember Scheidt left the meeting at 8:29 p.m. and returned at 8:32 p.m.

19. Mr. Rick Clawson, 11476 Olde Cabin Road, St. Louis, MO 63141, architect and speaking in favor of Spirit Trade Center – Ordinance Amendment;

· Speaker stated that the lighting with the 20-foot poles meets the lighting requirement levels for St. Louis County and the City of Chesterfield.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. Chesterfield Hollow- A Site Development Plan for property in the "R-2" (PEU) zoned district. Chesterfield Hollow is an 8.07 acre tract of land located on the east side of Olive Boulevard, north of Ladue Road.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Plan for Chesterfield Hollow. The motion was seconded by Commissioner Kodner and passes by a voice vote of 9 to 0.

B. Chesterfield Valley Medical Center - McBride and Sons, Lot 3: Review of Site Development Section Plan, Landscape Plan, and Architectural Elevations for a Medical Office Building.

Commissioner Macaluso, on behalf of the Site Plan Committee, recommends approval of the Site Development Section Plan, Landscape Plan and Architectural Elevations for Chesterfield Valley Medical Center – McBride and Sons, Lot 3. The motion was seconded by Commissioner Wardlaw and passes by a voice vote of 9 to 0.

Chairman Broemmer called a recess at 8:36 p.m. and the meeting reconvened at 8:44 p.m.

VIII. OLD BUSINESS

A. P.Z. 41-2000 Howard Bend Tract; a request for a change of zoning from a "NU" Non Urban District to a "R-3" Residential District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).
AND
B. P.Z. 42-2000 Howard Bend Tract; a request for a change of zoning from a "R-3" Residential District to a "PEU" Planned Environment District for 39.18 acres of land located on Olive Blvd, across from the intersection of Ladue Road and Olive Blvd. (Locator Number 17R42-0043).
Proposed Uses:
Dwellings Single Family, Attached
Existing Communication Tower
Existing Cemetery

Project Planner Matt Brandmeyer gave an overview of these petitions.

The Planning Commission would like the additional issues reviewed and addressed:

1. Feasibility for 2-car garages with the current plan;
2. Have 2-car garages on the plan but with the option that the buyer could have a 1-car garage;
3. Access at Ladue Road for safety;
4. Have a traffic study done;
5. Information on the engineering of the utilities at the intersection of Ladue Road

Chairman Broemmer stated that P.Z. 41-2000 Howard Bend Tract and P.Z. 42-2000 Howard Bend Tract would be held until all agency comments are reviewed and addressed.

C. P.Z. 5-2001 Chesterfield Ridge; a request for a change of zoning from a "NU" Non-Urban to a "R-5" Residential District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).
AND
D. P.Z. 6-2001 Chesterfield Ridge; a request for a change of zoning from a "R-5" Residential District to a "PEU" Planned Environment Unit District for 8.4 acres of land located on Clarkson Road, south of Leiman Drive. (Locator Numbers 19T 32 0040, 19T 32 0062, and 19S 11 0017).
Proposed Uses:

Dwellings Single Family, Attached

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Project Planner Matt Brandmeyer gave an overview of these petitions.

Commissioner Macaluso made a motion to approve P.Z. 5-2001 Chesterfield Ridge. The motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

Commissioner Macaluso made a motion to approve P.Z. 6-2001 Chesterfield Ridge with the following addition to Attachment A, 'XVI. GENERAL DEVELOPMENT CONDITIONS, s.:'

"The detention lakes servicing Old Clarkson Forest and the tributary to Lieman Road are located adjacent to the proposed development which may, in the opinion of the Department of Public Works, be impacted by development of subject site. The Detention lake and tributary shall be in the same condition at the completion of development of subject site as pre-development. This condition is dependent on the ability of the developer to acquire necessary easements/agreements for pre and post condition surveys and restorative activities. Condition of the downstream area shall be determined by a pre-construction survey conducted prior to any clearing, grading or construction on the subject site. A copy of the pre-construction survey of downstream detention area shall be submitted to the City of Chesterfield, Department of Public Works prior to any clearing or grading on the site. Within twelve (12) months of the completion of the proposed development or two (2) years from the start of the development, whichever is greater, a post-construction survey shall be made of the same downstream detention to determine condition of same. The developer shall be required to return surrounding downstream basin to pre-construction condition. A bond as approved by the Department of Public Works of the City of Chesterfield shall be posted to assure compliance with this condition."

The motion was seconded by Commissioner Kodner.

Chairman Broemmer made an amendment to the motion to notify the trustees of Old Clarkson Forest Subdivision when this plan goes to Site Development Plan review. The amendment to the motion was accepted by Commissioner Macaluso and Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion, as amended, was approved by a vote of 9 to 0.

E. P.Z. 10-2001 The Seasons at Schoettler Addition; a request for a change in zoning from a "NU" Non Urban District to an "R-2" Residential District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)

AND

F. P.Z. 11-2001 The Seasons at Schoettler Addition; a request for a change in zoning from an "R-2" Residential District to a "PEU" Planned Environmental District for 5.28 acres of land located on Schoettler Road, extending Summer Blossom and Spring Breeze Lanes. (Locator Number 20R 53 0632)
Permitted Uses:
Single-Family Residences

Project Planner Mike Hurlbert gave an overview of these petitions.

Commissioner Kodner made a motion to approve P.Z. 10-2001 The Seasons at Schoettler Addition. The motion was seconded by Commissioner Right.

Upon a roll call the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

Commissioner Banks made a motion to approve P.Z. 11-2001 The Seasons at Schoettler Addition. The motion was seconded by Commissioner Sherman.

Discussion followed concerning the gated access.

Commissioner Sherman made an amendment to the motion that the question of gating the access not be addressed at this time. The amendment to the motion dies due to the lack of a second.

Commissioner Banks amended his motion to include 30-foot setbacks for lots 1, 5 and 6. Commissioner Sherman did not accept the amended motion. The amended motion was seconded by Commissioner Kodner.

City Attorney Beach stated that since the amended motion was not acepted by Commissioner Sherman, it would be an amendment to the motion which is:

Commissioner Banks made an amendment to the motion to include 30-foot setbacks for lots 1, 5 and 6. The amendment to the motion was seconded by Commissioner Kodner.

Upon a roll call the vote was as follows: Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, no; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, no; Chairman Broemmer, yes.

The amendment to the motion was approved by a vote of 7 to 2.

The Committee voted on the motion, as amended:

Commissioner Banks made a motion to approve P.Z. 11-2001 The Seasons at Schoettler Addition. The motion, as amended, was seconded by Commissioner Sherman.

Upon a roll call the vote was as follows: Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Chairman Broemmer, yes.

The motion, as amended, was approved by a vote of 9 to 0.

G. P.Z. 15-2001 THF Chesterfield Two Development; a request for a change of zoning from a "M-3" Planned Industrial District to a "PC" Planned Commercial District for 3.7 acres of land located south of Chesterfield Airport Road, west of Baxter Road, and east of THF Boulevard. (Locator Number 17T23-0079).

Permitted Uses:

(e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
(h) Barber shops and beauty parlors.
(i) Bookstores.
(l) Cafeterias for employees and guests only.
(n) Colleges and universities.
(q) Film drop-off and pick-up stations.
(s) Financial institutions.

(v) Hotels and motels.
(w) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
(i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
(ii) Placed underground; or
(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the

Department of Planning.
(x) Medical and dental offices.
(z) Offices or office buildings.
(ee) Public utility facilities.
(hh) Restaurants, fast food
(ii) Restaurants, sit down
(mm) Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
(nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
(pp) Permitted signs (See Section 1003.168 'Sign Regulations').
(rr) Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Project Planner Mike Hurlbert gave an overview of this petition.

The Planning Commission would like the additional issues reviewed and addressed:

1. Remove permitted use ‘hh.’

Chairman Broemmer stated that P.Z. 15-2001 THF Chesterfield Two Development would be held until all agency comments are reviewed and addressed.

IX. NEW BUSINESS –
A. August Hill on Conway – PEU Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1662 governing a 13.7-acre Planned Environment Unit (PEU) in an “R-3” 10,000 square-foot Residence District located on the south side of Conway Road, east of Delmar Gardens.

Project Planner John Wagner gave an overview of this petition.

Commissioner Kodner made a motion to approve August Hill on Conway – PEU Ordinance Amendment. The motion was seconded by Commissioner Nolen.

Commissioner Macaluso asked Commissioner Kodner and Commissioner Nolen if they would consider an amendment to their motion, that if this PEU ordinance amendment were approved, require additional landscaping to lot 8 to screen the location of the deck with the proximity to the lot line.

The amendment to the motion was accepted by Commissioner Kodner and Commissioner Nolen.

Commissioner Banks expressed concern with this restriction to the PEU ordinance amendment.

Discussion followed concerning the location of the deck and landscaping.

Commissioner Kodner and Commissioner Nolen declined the amendment to their motion.

Commissioner Sherman called for the question. The call for the question was seconded by Commissioner Wardlaw.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Chairman Broemmer, yes.

The call for the question was passed by a vote of 8 to 1.

The Commission voted on the motion:

Commissioner Kodner made a motion to approve August Hill on Conway – PEU Ordinance Amendment. The motion was seconded by Commissioner Nolen.

Upon a roll call the vote was as follows: Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 8 to 1.

B. Nooning Tree – PEU Ordinance Amendment; an amendment to City of Chesterfield Ordinance Number 1271 governing a 30.47-acre Planned Environment Unit (PEU) in an "R-3" 10,000 square-foot Residence District located on the south side of Olive Boulevard, west of White Road.

Project Planner Matt Brandmeyer gave an overview of this petition.

Commissioner Banks made a motion to approve Nooning Tree – PEU Ordinance Amendment. The motion was seconded by Commissioner Wardlaw.

Commissioner Banks stated that he has not seen any reason to change the PEU ordinance amendment.

Upon a roll call the vote was as follows: Commissioner Right, no; Commissioner Sherman, no; Commissioner Wardlaw, no; Commissioner Banks, no; Commissioner Kodner, no; Commissioner Layton, no; Commissioner Macaluso, no; Commissioner Nolen, no; Chairman Broemmer, no.

The motion to approve was denied by a vote of 0 to 9.

Commissioner Kodner left the meeting at 9:37 p.m. and returned at 9:41 p.m.

C. Spirit Trade Center - Ordinance Amendment; an amendment to St. Louis County Ordinance Number 13,935 governing a 126.5-acre "M-3" Planned Industrial District located on the south side of Chesterfield Airport Road, west of Long Road.

Project Planner Matt Brandmeyer gave an overview of this petition.

Commissioner Sherman made a motion to approve Spirit Trade Center – Ordinance Amendment.
The motion was seconded by Commissioner Right.

Discussion followed concerning the lighting standards.

Upon a roll call the vote was as follows: Commissioner Sherman, yes; Commissioner Wardlaw, yes; Commissioner Banks, yes; Commissioner Kodner, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Chairman Broemmer, yes.

The motion was approved by a vote of 9 to 0.

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee

Committee Chairman Layton made a motion for the Ordinance Review Committee to study and comment on the moving of earth before the Site Development Plan has been approved and amending the Site Development Plan criteria to include floor area ratio and green space percentage in Chesterfield Valley. The motion was seconded by Commissioner Nolen and passes by a voice vote of 9 to 0.

C. Architectural Review Committee
D. Site Plan
E. Landscape Committee
F. Comprehensive Plan Committee
G. Procedures and Planning Committee
H. Nominating Committee

Chairman Broemmer stated that he would be appointing a Nominating Committee to recommend a slate of officers for the 2001-2002 Planning Commission term. The following Commissioners were appointed to the Nominating Committee: Commissioner Kodner, Commissioner Nolen, Commissioner Sherman and Chairman Broemmer. Chairman Broemmer stated that the Nominating Committee would be meeting this week and would return a slate for voting at the May 30, 2001 Planning Commission Meeting.

There was a unanimous motion to adjourn the meeting at 9:47 p.m.

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Victoria Sherman, Secretary