IV-A

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 14, 1990

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Jamie Cannon
Mr. David Dalton
Ms. Mary Domahidy
Mr. Les Golub
Mrs. Pat O'Brien
Mayor Jack Leonard (arrived later)
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mr. Jerry Duepner, Director Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Miss Michelle Lamunion, Secretary/Clerk

ABSENT

Mr. Chuck Bryant
Mr. William Kirchoff

INVOCATION: Mr. Jerry Duepner, Director of Planning/Economic Development

PLEDGE OF ALLEGIANCE - ALL

Chairman McGuinness introduced Patricia O'Brien. Chairman McGuinness also appointed Mrs. O'Brien to the Comprehensive Plan Committee and the Ordinance Review Committee.

Chairman McGuinness appointed Councilmember Betty Hathaway to the Comprehensive Plan Committee.

Chairman McGuinness appointed a Nominating Committee to be co-chaired by Ms. Mary Brown and Mr. Jamie Cannon.

The members of the Nominating Committee will include: Mr. Bryant, Mr. Dalton, Ms. Domahidy, Mr. Golub, Mr. Kirchoff, Mrs. O'Brien and Mrs. McGuinness.

PUBLIC HEARING - Ms. Mary Domahidy read the opening remarks.

A. P.Z. 9-90 Wayne D. and Ruthann E. Haynes; a request for a Conditional Use Permit in the "NU" Non-Urban District for a 13.59 acre tract of land located on the north side of Wild Horse Creek Road, approximately 2500 feet west of Wild Horse Parkway Drive; (Locator NO. 18V140021); requested uses include a sales room accessory to plant nursery and greenhouse for sale of nursery products and related items for use in preserving the life and health of such products, hand tools and plant containers; and bulk sale of sand, gravel, mulch, railroad ties, and similar materials.

Ms. Carolyn Whitington, Attorney, Law Firm of Ziercher and Hocker. Also appearing with Ms. Whitington was Mr. Wayne Haynes, petitioner and Mr. Rich Barr, President, Clayton Engineering. On behalf of Mr. Haynes, Ms. Whitington presented the following remarks.

- Requesting a Conditional Use Permit for the bulk sales of mulch, sand, gravel, railroad ties, and similar materials.
- Previously there had been an area designated for retail sales on the Haynes property. This request has been altered; there will be no retail sales conducted with the public on the property.
- Access to property will remain the same as it is now, with two driveways located near Wild Horse Creek Road. Gravel driveways are being used to prevent water runoff and soil erosion.
- Property is being developed for a tree nursery.
- Residents will not notice any change with the Haynes property in relation to retail sales. The only change will consist of the planting of additional trees.
- Mr. Haynes does not anticipate an increase in the volume of incoming traffic to the property.

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- Concerns with increased traffic and noise on property.
- Concerns regarding gravel drive near Wild Horse Creek Road.
- Hours of operation.
- Drainage from the site.

- o Restriction of seasonal business between March and November.
- o Limiting truck traffic.

SPEAKERS IN FAVOR

1. Mr. Bill Human, 17820 Wild Horse Creek Road, as individual
2. Ms. Lelia Headrick, 12642 Markaire Drive, as individual

SPEAKERS IN OPPOSITION - None

REBUTTAL

Ms. Whitington reiterated her earlier comments.

- o Requesting a Conditional Use Permit to allow the bulk sales of mulch, sand, gravel, and similar products.
- o Property is being developed for a tree nursery.

A show of hands indicated: Favor 12 - Opposed 0.

APPROVAL OF THE MINUTES

The minutes form the April 23, 1990 Commission Meeting were approved.

COMMITTEE REPORTS - None

OLD BUSINESS

A. P.Z. 1-90 Long Road; "C-8" District Landscape plan; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Planning Specialist Kleiner stated that the petitioner has proposed an amended Landscape Plan. This plan did not include landscaping along the north end of the property line near the back of the building for drainage purposes. Landscaping was also not provided at the north end of the building, due to the majority of the area being concrete.

A motion to approve this item was made by Mr. Cannon, and seconded by Ms. Brown. This motion passed by a voice vote of 7 to 0.

B. Hog Hollow Office Center; Minor Subdivision Plat; south side of Olive Boulevard, approximately 500 feet east of Hog Hollow Road.

Mr. Olson presented the request and the Department's recommendation of approval, as stated in report.
A motion to approve the Department's recommendation was made by Mr. Golub, and seconded by Ms. Domahidy. The motion passed by a voice vote of 7 to 0.

NEW BUSINESS

A. P. Z. 3-90 Dean R. Frankiewicz; a request for CUP in "NU" and "FPNU" Districts; north side of North Outer Forty Road, east of Boone's Crossing.

Ms. Kleiner presented a request for a Conditional Use Permit to be used for a non-illuminated executive golf course and an illuminated miniature golf course and driving range. The Department has requested that the Commission approve the recommendation of the Department.

(Note: Mr. Beach left the meeting at this time).

Concerns of the Planning Commission are as follows:

- o Proper use of wetlands area.
- o Land use regarding the Comprehensive Plan.
- o Actions regarding this particular site may set a precedent for future land use in the "FPNU" District.
- o Additional concerns about the use and height of lighting were raised.

A motion to hold this item was made by Les Golub, and seconded by Mrs. O'Brien. This motion passed by a voice vote of 7 to 0.

B. P.Z. 4 and 5-90 Mark A. Teitelbaum/Gerald Kerr Homes Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure in the "R-2" Residence District; north side of Conway Road, east of Schoettler Road.

A motion to hold this item was made by Ms. Domahidy, and seconded by Mr. Dalton. The motion passed by a voice vote of 7 to 0.

C. P.Z. 6-90 Lenette Realty and Investment Company and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" 15,000 square foot Residence District and "C-2" Shopping District to "C-8" Planned Commercial District and an Amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

A motion to hold this item was made by Ms. Domahidy, and seconded by Mr. Dalton. The motion passed by a voice vote of 7 to 0.

D. P.Z. 7 and 8-90 Woodcliffe Development Company; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-3" Residence District; south side of Wild Horse Creek Road, east of Wilson Road.

A motion to hold this item was made by Ms. Domahidy, and seconded by Mr. Dalton. The motion passed by a voice vote of 7 to 0.

E. P.C. 39-76 Sachs Properties and Hazel C. Kraus (Parcel C-504); a request to amend "C-8" District Ordinance; north side of Roosevelt Parkway, west side of Schoettler Road.

Mr. Olson presented the request and the Department's recommendation to amend Ordinance Number 408 to eliminate the condition of a 35 foot parking setback.

A motion to approve the request was made by Ms. Domahidy, and seconded by Mr. Cannon. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mrs. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

F. P.C. 30-80 Mason-Cassilly, Inc. (Westland Place); a request to amend "C-8" District Ordinance; north side of North Outer Forty Road, west of Woods Mill Road.

Mr. Dan Olson presented the Department's request to approve the request for an amendment of the "C-8" Ordinance to allow additional parking spaces for the petitioner.

o Mrs. O'Brien requested that a 338 space limit be placed on the number of allowable parking spaces.

o Discussion of a possible retaining wall constructed south of the property.

A motion to approve the request was made by Mr. Cannon, and seconded by Mr. Dalton. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mrs. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

G. P.Z. 26-89 Midland Equities, Inc.; a request to amend "C-8" District Ordinance; northeast corner of Olive Boulevard and Chesterfield Village Parkway.

Planning Specialist Kleiner presented the Department's request to approve a ten foot setback requirement.

Mayor Jack Leonard arrived at this time.

A motion to approve the request was made by Ms. Domahidy, and seconded by Ms. Brown. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mrs. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

H. P.C. 55-87 Sachs Properties; a request to amend "C-8" District Ordinance; northeast corner of Olive Boulevard and Chesterfield Village Parkway.

Mr. Jerry Duepner presented the Department's request to approve the reduction of a 20 foot setback requirement to 15 feet at the corner of Olive Boulevard and Chesterfield Village Parkway.

o These setbacks will include landscaping requirements.

A motion to approve the request was made by Ms. Domahidy, and seconded by Mr. Cannon. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mrs. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 7 to 0.

I. Correspondence from the Director of Planning/Economic Development concerning Transfer of Development Rights (TDR).

o Concerns preservation of historic buildings.

o Preservation of open space.

o Discussion of pursuing the use of Transfer Development Rights.

A motion to approve that this item be researched further was made by Ms. Domahidy, and seconded by Mrs. O'Brien. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, no; Mrs. O'Brien, yes; Chairman McGuinness, yes. The motion passed by a vote of 6 to 1.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P. C. 22-88 Charles Hennemeyer, Inc. (Drew Station); a request for "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.

Mr. Dan Olson presented the Department's request for approval of a ninety square foot business sign at the location of Drew Station.

Ms. Brown, on behalf of the Site Plan Review Committee, made a motion to approve the signage, but limiting the number of tenants with space on the sign to one.
The motion was seconded by Mr. Dalton. Upon a roll call the vote was as follows: Ms. Brown, yes; Mr. Cannon, yes; Mr. Dalton, yes; Ms. Domahidy, yes; Mr. Golub, yes; Mrs. O'Brien, yes; Chairman McGuinness, no. The motion passed by a vote of 6 to 1.

The meeting adjourned at 9:00 p.m.

Barbara McGuinness - Chairman

[MEET.M14]