PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 13, 1996

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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Robert Grant
Ms. Carol Kenney - arrived later
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 Barry Streeter (Ward II)
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Joe Hanke, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Commissioner Kenney arrived at this time.

INVOCATION - Commissioner Patricia O'Brien

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: **Commissioner O'Brien read the "Opening Comments."**

Chairman Casey recognized Mayor Jack Leonard; Councilmember Barry Streeter (Ward II) - Council Liaison; and Councilmember Mike Cullen (Ward IV).

A. **P.Z. 12-96 U.S. Ice Sports Complex L.C.**; a request for a Conditional Use Permit (CUP) in the "NU" Non-Urban District and an amendment to existing Conditional Use Permit (CUP) Number 13 for a 14.5 acre tract located on the north side of North Outer Forty Road, approximately 5,000 feet east of the intersection of North Outer Forty Road and Boone's Crossing Street. Proposed Use: Ice Arena (Locator Number: 17T51-0041)

Assistant Director of Planning Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Commissioner Dalton arrived at this time

Mr. Don Webb, co-owner, executive vice-president and managing member of the U.S. Ice Sports Complex L.C., presented the request. Mr. Ken Webb handed-out sketches to the Commissioners.

Mr. Ken C. Webb, co-owner, managing member, executive vice-president and director of national and regional events for U.S. Ice Sports Complex L.C., presented background information regarding the facility.

SPEAKERS IN FAVOR:

1. Mr. Bill Kirchner, Director of Coaching for Chesterfield Hockey Association, 1844 Cabinwood Court, Chesterfield, MO 63017, spoke as an individual.

SPEAKERS IN OPPOSITION: None

SPEAKERS - NEUTRAL:

1. Mr. Walter Graeler, 16801 N. Outer 40, Chesterfield, MO 63005, spoke as an individual noting there hasn't been any adverse effects to property surrounding the existing facility due to stormwater.

REBUTTAL: - Waived

Commissioner O'Brien read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A. Approval of Minutes from the Meeting of April 22, 1996.

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Yaffe **and passes by a voice vote of 9 to 0.**

PUBLIC COMMENTS: - There were no speakers.

OLD BUSINESS: - None

NEW BUSINESS:

A. **P.Z. 12-96 U.S. Ice Sports Complex L.C.**; request for a Conditional Use Permit (CUP) in the "NU" Non-Urban District and an amendment to existing Conditional Use Permit (CUP) Number 13; north side of North Outer Forty Road, approximately 5,000 feet east of the intersection of North Outer Forty Road and Boone's Crossing Street.

Assistant Director Laura Griggs-McElhanon presented the Department's report and recommendation for approval of the request, subject to conditions contained in Attachment A.

Commissioner O'Brien asked why we have a change in procedure for this petitioner (expediting the process).

Assistant Director Laura Griggs-McElhanon noted the City Administrator and Council directed the Department to expedite the process for this proposal. Based on that request the Department put together a time frame which calls for a special meeting of the Planning and Zoning Committee this Thursday, May 16, 1996, and then being forwarded to Council one (1) week from today, May 20, 1996.

Chairman Casey noted the U.S. Ice Sports Complex L.C. request tonight is definitely the exception, but the time line was necessary.

Commissioner Broemmer noted concern about setting a precedent which could open the door to more of these things.

Chairman Casey answered **no** to Commissioner Broemmer's concern, and said we can make sure it doesn't become a precedent.

Assistant Director Laura Griggs-McElhanon noted this topic is an item the Chairman requested we place on the agenda for the next Planning Commission Quarterly Meeting.

Councilmember Streeter asked why the petitioner originally requested 100,000 square feet.

Assistant Director Laura Griggs-McElhanon noted 100,000 square feet was originally requested, although the building shown and subsequently approved with the Site Development Plan was 76,320 square feet. She noted the petitioner had to expand the area of the Conditional Use Permit to accommodate the parking (parking is determined by the number of seats in the facility). In addition, the 100,000 square foot maximum gross floor area has to be increased to 110,000 square feet to accommodate the addition.

A motion to approve the Department's recommendation was made by Commissioner Broemmer and seconded by Commissioner Dalton.

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 O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 9 to 0.

B. **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.)

Commissioner Grant made a motion to hold this item. The motion was seconded by Commissioner Bly **and passes by a voice vote of 9 to 0.**

C. **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.

Commissioner Grant made a motion to hold this item. The motion was seconded by Commissioner Yaffe **and passes by a voice vote of 9 to 0.**

D. **P.Z. 7-96 Lawrence & Therese Mintz**; Commercial Service Procedure in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately five hundred (500) feet west of the intersection of Wild Horse Creek Road and Wild Horse Parkway.

Planner II Joe Hanke presented the request and the Department's recommendation for approval of the request based on the conditions outlined in Attachment A.

Commissioner Grant requested that the Department separate issues to be included in its report from issues to be addressed later during site plan review, architectural review, etc.

Councilmember Streeter noted that at the last P & Z Committee meeting, Councilmember Tilley brought up a request that this Commission consider reducing the requirement for a twenty-two (22) foot driveway.

Planner II Joe Hanke noted the Department has had numerous discussions with Councilmember Tilley about that specific requirement, which is a standard requirement for any two-way drive aisle.

Assistant Director Laura Griggs McElhanon noted she informed Councilmember Tilley that she (Councilmember Tilley) has the ability to make that recommendation at the P&Z stage, which means both bills (PC & P&Z) go on to Council. Currently, Attachment A includes a condition which states "widths of interior driveways shall be as approved by the Planning Commission on the Site Development Plan." This is a condition we typically put in all CSP's. The State determines commercial entrance requirements, and the Department strongly recommends we retain that wording and review at the time of Site Plan submittal.

Councilmember Streeter asked the Planning Commission to reduce the twenty-two (22) foot requirement.

Planner II Joe Hanke noted the precedent has been set (to reduce the driveway width), and this drawing was based on the twenty-two (22) foot criteria.

A motion to approve the Department's recommendation was made by Commissioner O'Brien and seconded by Commissioner Bly.

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 O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 9 to 0.

E. **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 Broemmer **and passes by a voice vote of 9 to 0.**

F. **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

G. **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 read the issues being evaluated by the Department, asked if the Commission has issues to add to the list, and noted the Department recommends this matter be held until the May 29, 1996 meeting.

No issues were added to the list.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Kenney **and passes by a voice vote of 9 to 0.**

H. **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

I. **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 read the issues being evaluated by the Department, asked if the Commission has issues to add to the list, and noted the Department recommends this matter be held until the May 29, 1996 meeting.

No issues were added to the list.

A motion to hold this item was made by Commissioner O'Brien, seconded by Commissioner Yaffe **and passes by a voice vote of 9 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat for Lot 1; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, 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 Grant **and passes by a voice vote of 9 to 0.**

B. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat for Lot 5; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, 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 Grant **and passes by a voice vote of 9 to 0.**

C. **P.Z. 26 & 27-95 L.A.C. Corp. & Schierholz Homes, Inc. (White Robin Meadows/ Greystone)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District Site Development Section Plan; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Commissioner Broemmer, 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 Grant **and passes by a voice vote of 9 to 0.**

D. **Missouri Stevens Estate and Mary Schaeffer Estate**; Resubdivision of part of Lot 1 of Missouri Stevens Estate (being part of Lot 24 of the R.H. Stevens Farm Subdivision), and part of Lots 1 and 2 of Mary Schaeffer Estate Subdivision; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Commissioner Broemmer, 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 Grant **and passes by a voice vote of 9 to 0.**

E. **P.C. 152-78 Monsanto Company**; "C-8" Planned Commercial District Amended Site Development Plan; north side of Chesterfield Parkway North, west of Olive Boulevard.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the request. The motion was seconded by Commissioner Grant, **and passes by a voice vote of 7 to 0, with 2 abstentions (Commissioner Broemmer and Commissioner O'Brien).**

Chairman Casey thanked Mr. Joe Hanke for the fine job at the Planning Commissioner's Workshop.

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 Broemmer, seconded by Commissioner Yaffe **and passes by a voice vote of 9 to 0.**

The meeting adjourned at 8:20 p.m.

Allen Yaffe, Secretary

[MIN5-13.096]