PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 11, 1992

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

PRESENT	ABSENT
Ms. Mary Brown	
Mr. Jamie Cannon	
Mr. Dave Dalton	
Mr. Bill Kirchoff	
Ms. Barbara McGuinness	
Ms. Pat O'Brien	
Mr. Walter Scruggs	
Ms. Victoria Sherman	
Chairman Mary Domahidy	
Mr. Douglas R. Beach, City Attorney	
Councilmember Betty Hathaway, Ward I	
Mayor Jack Leonard	
Ms. Laura Griggs-McElhanon, Senior Planner	
Mr. Joe Hanke, Planning Specialist	
Ms. Sandra Lohman, Executive Secretary	

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Pat O'Brien read the opening comments.

A. P.Z. 7-92 Dierberg's Chesterfield Village, Inc.; a request for an amended "C-8" Planned Commercial District for a 12.1 acre development (Dierberg's Marketplace), located at the northeast corner of Clarkson Road and Baxter Road (Locator No. 19S13-0224). The proposed amendment seeks to include a veterinary clinic and animal hospital to the permitted uses allowed by the governing "C-8" District Ordinance.

Joe Hanke, Planning Specialist, gave a slide presentation of the subject site.

Mr. Jerry Ebest, Director of Real Estate for Dierberg Markets, spoke on behalf of the petition noting the following.

- The subject space is currently occupied by The Paper Patch.
- There would be no outside kennels.
- There would be no overnight boarding of animals.

COMMENTS/DISCUSSION BY COMMISSION

- Animals will be euthanized and kept frozen until an organization, under contract, retrieves them for cremation.
- Concern that animals waiting to be seen by the doctor will be taken outside, thus creating a possible nuisance.
- The clinic will have receptionist keep an eye on animals taken outside for exercise, etc., and police the situation.
- Minor surgery and emergency surgery may be performed at this clinic; however, animals will be transferred to Page Animal Hospital upon completion of surgery.
- Types of animals serviced will be dogs, cats, birds, and laboratory animals.

SPEAKERS IN FAVOR

1. Donald Jensen, DVM, Page Animal Hospital, 10779 Page Avenue, St. Louis, MO 63132, as an individual.

COMMENTS/DISCUSSION BY COMMISSION

- Concern about compatibility of the clinic with the surrounding tenants.
- When the reception room gets crowded, animals will be placed in each of three (3) exam rooms, whenever possible.
- If the amendment is approved, this use will be allowed forever at this site.

SPEAKERS IN FAVOR (continued)

2. Dr. Craig Tockman, 10779 Page Avenue, St. Louis, MO 63132, as an individual.

SPEAKERS IN OPPOSITION - None

SPEAKERS NEUTRAL - None

REBUTTAL - Waived

SHOW OF HANDS

IN FAVOR 20 IN OPPOSITION 0

APPROVAL OF THE MINUTES

The Minutes were approved from April 27, 1992.

OLD BUSINESS - None

NEW BUSINESS

A. P.Z. 5-92 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.020, 1003.151 and 1003.153 to allow churches as a Conditional Use in Industrial Zoning Districts.

Planning Specialist Hanke presented the Department's report and recommendation for approval, with amendments as outlined in Attachment A.

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

COMMENTS/DISCUSSION BY COMMISSION

- Days/times of operation could be restricted by specific requests only. All Conditional Use Permits would be viewed on a case-by-case basis.

- The one (1) acre minimum lot requirement is to maintain a certain amount of separation of uses.

- Commissioners expressed concern about prohibiting churches from uses such as day care and day school.

Commissioner Cannon made a motion to amend the original motion to change Attachment A, 1 and 2, to read:

1. (18) "Churches, shall be allowed on tracts of land of at least one (1) acre in area." AND
2. (17) "Churches, shall be allowed on tracts of land of at least one (1) acre in area.

The motion was seconded by Commissioner McGuinness.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The amendment to the original motion passed by a vote of 9 to 0.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The original motion, as amended, passed by a vote of 9 to 0.

B. P.Z. 6-92 Premier Development Corporation; a request for a Planned Environment Unit Procedure in the "R-2" Residence District and amended Planned Environment Unit Procedure in the "R-4" Residence District; west side of Olive Boulevard, south of West Drive.

Senior Planner Laura Griggs-McElhanon summarized the issues being evaluated by the Department, and recommended this matter be held until the May 27, 1992 Meeting. She inquired if the Commission had additional issues to add to the list.

ISSUES ADDED TO LIST FOR EVALUATION:

1. The appropriateness of the proposed lots adjacent to the existing three (3) acre lots. How this project complies with Urban Core designation of the Comprehensive Plan.

2. The preservation of vegetation along the perimeter of the property, especially adjacent to required roadway improvements.

3. The Department was requested to evaluate the proposed street plan which backs the houses in the subdivision up to West Drive, causing double fronting lots. Due to the proposed stub street to the Monsanto property, the double fronting lots will continue if the subdivision is extended onto the Monsanto property.

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

The motion passed by a voice vote of 9 to 0.

C. P.C. 95-87 Sachs Properties, Inc. (West County YMCA); a request for amendment of CUP in "R-6A" Residence District; south side of Burkhardt Place, west of Chesterfield Parkway South.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommendation of approval, subject to the changes in Attachment A.

COMMENTS/DISCUSSION BY COMMISSION

- The request is to add a mini-gym, two (2) racquetball courts, and a second level multi-purpose room. All proposed uses are permitted at this time.

- Building elevations will be required when amended site development plan is submitted.

A motion to approve the Department's recommendation, with the additional requirement of submitting building elevations and site plan, was made by Commissioner O'Brien and seconded by Commissioner Cannon.

Commissioner McGuinness left the meeting.

COMMENTS/DISCUSSION BY COMMISSION

- Landscaping could be addressed when amended site development plan is submitted.

- It was suggested that two (2) areas of sidewalk steps be provided on slope fronting building to allow pedestrian access to the building for those utilizing the street for parking.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 8 to 0.

D. Correspondence from the Director regarding amending of the Subdivision Ordinance of the City of Chesterfield.

Senior Planner Laura Griggs-McElhanon summarized the request of the City Council. This was presented for informational purposes.

Chairman Domahidy suggested the City Council include Planning Commission Members in discussions geared toward initiating petitions to amend City Ordinances.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall); "C-8" Planned Commercial District Building Elevations (Mall Addition and Famous Barr); southwest quadrant of I-64/U.S. Highway 40/61 and Clarkson Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the architectural elevations. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- The Committee suggested screening of rooftop HVAC units on the Cinema building. This is not included in the current motion, but would be considered at the time of site plan review.

The motion passed by a voice vote of 8 to 0.

B. P.C. 177-86 Pointe Development Company (Atrium Office Building); "C-8" Planned Commercial District Freestanding Business Sign (Landscape Detail Plan); north side of Swingley Ridge Drive, east of Chesterfield Village Parkway North.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the landscaping as depicted on the attached detail. The motion was seconded by Commissioner Scruggs **and passed by a voice vote of 8 to 0.**

C. Bull Moose Tube Executive Center; "C-8" Planned Commercial District Freestanding Business Sign (landscape plan); west side of Clarkson Road, south of Baxter Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the landscaping as depicted on the attached detail. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 7 to 1, with Commissioner O'Brien voting no.**

D. P.Z. 10-91 Edward J. Shaheen, Jr.; CSP in "NU" Non-Urban District; Sign Illumination Plan; south side of Olive Boulevard, east of White Plains Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the illumination, subject to a lamp size limitation of 150 watts each, and that the fixture itself, and any support, be painted flat black. The motion was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that the added requirements could be considered excessive, and perhaps the Ordinance Review Committee could review such matters when addressing Sign Regulations.

- Concern was expressed that allowing this illumination could set a precedence for other properties granted a C.S.P.

- Concern was expressed that approval of this request undermines the original intent of the Commercial Service Procedure, which is to "protect and maintain the residential character of the City of Chesterfield and the adjacent neighborhoods."

Commissioner O'Brien made a motion to amend the original motion to allow illumination of the lamps during office hours only. The motion was seconded by Commissioner Brown.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The amendment to the original motion passed by a vote of 8 to 0.

City Attorney Douglas R. Beach suggested the Commission hold this matter and consider an amendment to the Ordinance.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested the wattage be lower.
- The lights could be a safety issue.

A motion to hold this matter was made by Commissioner Scruggs and seconded by Commissioner Dalton.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion to hold passed by a vote of 8 to 0.

COMMENTS/DISCUSSION BY COMMISSION

- It was suggested that a type of piano light (a long thin light) would be less obtrusive. This could be placed on either side, under the mailbox.
- The Department was requested to transmit the Commission's sentiments to Dr. Shaheen.

Commissioner Scruggs left the meeting.

E. Sycamore Place Subdivision; Boundary Adjustment Plat (Lot 3, Sycamore Place, Plat III, and Lot 4, Sycamore Place); north side of Terrimill, east of Sycamore Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Boundary Adjustment Plat. The motion was seconded by Commissioner Cannon **and passed by a voice vote of 7 to 0.**

F. P.C. 86-80 Murphy Company Mechanical Contractors and Engineers (Spirit 40 Park); "M-3" Planned Industrial District Architectural Elevations (Fab Pak); west side of Spirit 40 Park Drive, north of Chesterfield Airport Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the architectural elevations with the additional requirement of painting the rooftop mechanical equipment in concert with the building exterior. The motion was seconded by Commissioner Cannon.

The motion passed by a voice vote of 6 to 0, with 1 abstention by Chairman Domahidy.

G. P.C. 164-83 Chesterfield Executive Park, Inc. and P.Z. 2-92 West County Soccer Club, Inc.; "M-3" Planned Industrial District Amended Site Development Plan (West County Soccer Club); south side of Chesterfield Airport Road, east of Goddard Avenue.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion for approval, subject to the addition of five (5) deciduous trees selected from the City's Street Tree List to be placed generally on the northeast corner of the project and the east frontage of the project; these will not interfere with any present plantings, and the petitioner may delete any plantings that are on the plan that do not presently exist, if there is a conflict between the additional five (5) trees and any plantings which are on the plan. The motion was seconded by Commissioner Sherman **and passed by a voice vote of 7 to 0.**

H. D.L. 2-49 Spirit of St. Louis Airport (Airport Hangers and Office); "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; west of Turbine at the western terminus of Edison Avenue.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the site plan and architectural elevations, as recommended by the Department. The motion was seconded by Commissioner Cannon.

COMMENTS/DISCUSSION BY COMMISSION

- Concern that parking conforms with the criteria of the City.

- It was noted that this matter was brought before the Commission as a courtesy. The Airport does not require approval of the City, but is seeking input.

Commissioner Cannon made an amendment to the original motion to ask the petitioner to provide information on the color, signage and graphics of both the hangers and the office building. The motion was seconded by Commissioner Kirchoff.

Upon a roll call the vote on the **amendment** to the original motion was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The amendment to the original motion passed by a vote of 7 to 0.

COMMENTS/DISCUSSION BY COMMISSION

- The temporary structure will be moved to the airport maintenance yard.

Upon a roll call the vote on the **original** motion was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The original motion, as amended, passed by a vote of 7 to 0.

City Attorney Douglas R. Beach left the meeting.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Brown reported that the Ordinance Review Committee met on April 28. Most of the discussion focused on finalizing our freestanding monument sign regulations. The next meeting will be tomorrow, May 12, 4:30 p.m., to discuss the draft proposal submitted by Planning Specialist Joseph Hanke this evening. The meeting with community representatives will be May 26.

B. Architectural Review Committee

Committee Chair O'Brien reported that the Committee met on April 23, and continued discussion of the Draft Design Guidelines. The next meeting will be to discuss the process by which these Design Guidelines are implemented in our architectural review process. The date for this upcoming meeting has yet to be determined.

Commissioner Kirchoff noted that the Committee's reference to utilization of brick on the rear of buildings referred only to residences backing up to a subdivision street.

C. Site Plan/Landscape Committee

Senior Planner Laura Griggs-McElhanon handed out the current draft guidelines.

Committee Chair Kirchoff reported that the Committee met April 30. Draft policies will be presented at the next Planning Commission meeting on May 27. In the near future, the Committee will be discussing additional phases of Landscape Policies and Naturescaping.

Senior Planner Laura Griggs-McElhanon reminded the Commission of the May 16 Naturescaping Symposium at Meramec College.

D. Comprehensive Plan Committee

Chairman Domahidy noted the summary of the meeting presented to the Commission. She further noted that the Committee met to take up comments brought forward from the last meeting. The Committee will meet at a date/time to be decided by Committee Chair McGuinness and Director Jerry Duepner.

E. Procedures Committee - No Report

Commission Chairman Domahidy noted that she will ask Commissioner Scruggs to Chair the Nominating Committee.

Commissioner Kirchoff stated concern relative to the letter requiring vehicles for sale being parked on private property. He suggested that this policy would not work well in the non-urban areas, as most have a single lane driveway, thus requiring constant shifting of vehicles for access to and from property.

The meeting adjourned at 9:05 P.M.

Walter Scruggs, Secretary

[MIN5-11]