PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
May 10, 2004

The meeting was called to order at 7:04 p.m.

I. PRESENT **ABSENT**

Mr. David Banks
Mr. Fred Broemmer
Dr. Maurice L. Hirsch, Jr.
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Dr. Lynn O'Connor
Ms. Lu Perantoni
Mr. B. G. Wardlaw
Chairman Victoria Sherman
City Attorney Doug Beach
Mr. Bruce Geiger, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Ms. Kathy Lone, Planning Assistant

11. INVOCATION: Commissioner Wardlaw

111. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations and Council Liaison Bruce Geiger (Ward 11).

Commissioner Hirsch read the first portion of the 'Opening Comments.'

IV. PUBLIC HEARINGS:

A. P.Z. 05-2004 Kemp Foundation: A request for a Museum Arts Area (MAA) overlay for a 5.104-acre "PC" Planned Commercial District, located north of Chesterfield Airport Road, west of Baxter. (Locator Number 17T23-0091).

Project Planner Christine Smith Ross gave a power point presentation of the subject site and surrounding area.

I . Mr. Mark Teitelbaum, President, The Kemp Companies, 777 Craig Road, St. Louis, MO 63141, petitioner for **P.Z. 05-2004 Kemp Foundation**, stated the following:

- Kemp Foundation is a not-for-profit organization;
- Presented hand-out showing the eight (8) wickets;
- Wickets resemble croquet wickets; pedestrians will walk under them;
- Wickets will be 16-fect high, 8-feet wide and the bottom 8 feet is the area pedestrians will walk through;
- Banners in the wickets will state 'Kemp Auto Museum' and depict symbols of eight (8) cars;
- Petitioner hopes to open the museum in September;
- Sidewalks will be located under the wickets.

2. Mr. Dan Tate, TR,i Architecks, 8251 Maryland Avenue, St. Louis, MO, 63105 architect and speaking in favor of **P.Z. 05-2004 Kemp Foundation**;

- Speaker stated that he was present to answer questions;
- The banners will be made of typical and durable banner material;
- Banners will be anchored on all sides by the wickets.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION – None

SPEAKERS - NEUTRAL – None

REBUTTAL - None

Ms. Smith Ross stated that the following issues would be reviewed and addressed:

- Discuss with petitioner the idea of having the trees in the parking lot and on-site being closer to 16 feet in height instead of the usual 7 to 8 foot trees due to the height of the wickets;
- Photographs taken from both sides of the site (Highway 40 and Chesterfield Airport Road) to show what would be visible of the wickets.

Chairman Sherman stated that **P.Z. 05-2004 Kemp Foundation** would be held until all issues are reviewed and addressed.

Commissioner Hirsch read the next portion of the 'Opening Comments.'

B. P.Z. 11-2004 City of Chesterfield (Kennel): A request to amend Section 1003.020 of the Zoning Ordinance to allow for a new definition of Kennel.

Project Planner Aimee Nassif gave a power point presentation and the new definition of 'kennel' would be: 'The use of land or buildings for the purpose of selling, breeding, boarding or training dogs or cats, or both, or the keeping of five (5) or more dogs over four (4) months of age, or the keeping of more than six (6) dogs and/or cats in any combination.'

City Attorney Doug Beach suggested Staff simplify the wording concerning the number of animals. Mr. Beach stated that this ordinance amendment only deals with cats and dogs and not other animals.

Commissioner O'Connor asked Staff to review the United States Department of Agriculture's definition of 'kennel.'

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS – NEUTRAL - None

REBUTTAL – None

Ms. Nassif stated that the following issues would be reviewed and addressed:

- Simplify wording concerning the number of animals;
- Review the United States Department of Agriculture's definition of 'kennel.'

Chairman Sherman stated that. **P.Z. 11-2004 City of Chesterfield (Kennel)** would be held until all issues are reviewed and addressed.

Commissioner Hirsch read the closing portion of the 'Opening Comments.'

V. APPROVAL OF MEETING MINUTES

Commissioner Macaluso made a motion to approve the April 26, 2004 Meeting Minutes. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT –

1 . Mr. Lenny Meers, J.R. Grimes Consulting Engineers, 12300 Old Tesson Road, St. Louis, MO 63128, engineer and speaking in favor of **Thomas & Jane Sehnert (Smokehouse Addition)**;

- Speaker stated that the petitioner is requesting an expansion to the Smokehouse.

2. Mr. Toby Heddinghaus, Gray Design Group, 9 Sunnen Drive, St. Louis, MO 63143, architect and speaking in favor of **Thomas & Jane Sehnert (Smokehouse Addition)**;

- Speaker stated that the petitioner wants to increase the capacity of the kitchen, dining space, add a meeting space in the rear and enclose dining space at the Smokehouse Market;
- Speaker stated that exterior coolers in the rear would be moved inside;
- Speaker stated that the addition would compliment the existing building;
- Speaker stated that the entrance to Annie Gunn's would be moved to the east side of the building;
- Speaker stated there would be a new outdoor dining area with a painted pergola over the top of the area;
- Speaker stated that the petitioner will be working with Staff on the curb cuts and internal circulation;
- Speaker stated that the petitioner will landscape any area not built on; • Speaker stated that the addition will be one (1) story;
- Speaker stated that the outdoor area will be for summer only and will not be covered by a tent.

Commissioner Perantoni expressed concern with the number of curb cuts.

Commissioner Hirsch expressed concern that the new materials will change the historical appearance of this building.

Commissioner Macaluso expressed concern with the green space percentage.

Commissioner Perantoni stated that enough changes were made to the Smokehouse after the flood in 1993 that it was not listed as a nominee for a Landmark Designation.

3. Mr. Bob Brinkmann, President, R. G. Brinkmann Construction Company, 16650 Chesterfield Airport Road, Chesterfield, MO 63005, speaking in favor of **Thomas & Jane Sehnert (Smokehouse Addition)**;

    - Speaker stated that there is a cross parking easement between the Grove IV office building and the Smokehouse for overflow parking at noon and night;
    - Speaker stated that it is the intent of the petitioner to keep with the architecture;
    - Speaker stated that the petitioner will be working with Staff regarding curb cuts;
    - Speaker stated that the building was doubled in size after the 1993 flood;
    - Speaker stated that there will be 178 parking spaces on-site and 169 are required;
    - Speaker stated that the petitioner will go above and beyond the landscape requirements on this site.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **PZ 43-2000 Burgundy-v Arrow LLC, Site Development Plan**: Site Development Plan, Landscape Plan and Architectural Elevations for a "PI" Planned Industrial development located west of Public Works Drive, at Chesterfield Airport Road.

Mr. Tom Helmkampf, general contractor for **PZ 43-2000 Burgundy Arrow LLC**, presented the architectural renderings.

Commissioner Macaluso- on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Landscape Plan and Architectural Elevations for **PZ 43-2000 Burgundy Arrow LLC**, with the condition of additional sidewalks on either side of the ingress and egress as approved by the Department of Planning. The motion was seconded by Commissioner Hirsch **and passes by a voice vote of 9 to 0.**

VIII. OLD BUSINESS -

A. **P.Z. 03-2004 City of Chesterfield (Home Occupation)**: A request to amend Section 1003.020 of the Zoning Ordinance to allow for a new definition for Home Occupation and Section 1003.167 Miscellaneous Regulations of the Zoning Ordinance to allow for new criteria.

Project Planner Aimee Nassif gave an overview of. **P.Z. 03-2004 City of Chesterfield (Home Occupation)** and stated that all issues have been reviewed and addressed.

Ms. Nassif stated that a daycare is permitted as a home occupation.

Commissioner O'Connor asked if there can be no more than two (2) children in a daycare since the ordinance would say 'no more than two (2) customers, patrons, students...'

Commissioner Macaluso expressed concern that the character of the dwelling may be changed if handicapped access is required when the ordinance states that there is not to be any alteration of the principal residential structure.

Chairman Sherman stated that the word 'no' needs to be added to 'Alteration of Parking on the property' in place of the word 'on.'

Chairman Sherman asked for a comparison of the 'dog sitting service' and 'kennel.' Staff will review handicapped accessibility and also daycares.

Commissioner Perantoni stated that she would like the Development Criteria reworded to take out the prohibitions (phrases that start with 'no') and make them more positive.

Chairman Sherman stated that **P.Z. 03-2004 City of Chesterfield (Home Occupation)** would be held until all issues are reviewed and addressed.

IX. NEW BUSINESS -

A. **Thomas & Jane Sehnert (Smokehouse Addition)**: A request to amend the governing ordinance for a 2.42 acre tract of land zoned C-8, located south of Chesterfield Airport Road and west of Baxter Road. (Locator Numbers 17T240201 and 17T240199)

Project Planner Christine Smith Ross gave an overview of **Thomas & Jane Sehnert (Smokehouse Addition)**.

Chairman Sherman asked if this project had gone to the Architectural Review Board (ARB) for their review.

General discussion followed concerning whether or not this project should be reviewed by ARB at this time.

Commissioner Perantoni asked to have the petitioner review ways to incorporate historic structure within the design of the new building instead of tearing the Smokehouse area down.

Commissioner Broemmer asked about the residents who live on the second floor of the Smokehouse and if this was a permitted use.

Mayor Nations left the meeting at 8:05 p.m.

Commissioner Perantoni asked to have more definitive information on parking and where the curb cuts would be located.

Chairman Sherman stated that she would like sidewalks and the green space percentage reviewed.

Commissioner Macaluso asked the petitioner to consider removing some of the pavers from the front and adding more green space.

Commissioner Broemmer asked to have the lighting reviewed.

Commissioner Layton made a motion to hold **Thomas & Jane Sehnert (Smokehouse Addition)** until the petitioner and Department of Planning have addressed the issues and come back to the Planning Commission with an Attachment A. The motion was seconded by Commissioner Banks.

Commissioner Macaluso made an amendment to the motion that while this petition is being held, send it to the Architectural Review Board (ARB) to see if the addition is architecturally acceptable to the old style of the original home. The motion was seconded by Commissioner Hirsch who also asked Commissioner Macaluso to expand the amendment to include the ARB reviewing the overall expansion concept to include elevations, landscaping, parking lot circulation, and ingress and egress.

Director of Planning Teresa Price stated that the ARB does not review traffic.

Chairman Sherman stated that the ARB could review whether this project is in keeping with the historical and the present architecture.

Commissioner Macaluso stated that she does not want this project delayed by sending it to the ARB for review.

General discussion followed concerning whether to send this project to the ARB.

Commissioner Macaluso withdrew her amendment to the motion until issues are addressed.

The Commission votes on the original motion: Commissioner Layton made a motion to hold **Thomas & Jane Sehnert (Smokehouse Addition)** until the petitioner and Department of Planning have addressed the issues and come back to the Planning Commission with an Attachment A. The motion was seconded by Commissioner Banks **and passes by a voice vote of 9 to 0**.

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee
C. Architecture Review Committee
D. Landscape Committee
E. Comprehensive Plan Committee
F. Procedures and Planning Committee

Chairman Sherman stated that the Procedures and Planning Committee met earlier in the evening and has policy recommendations that will be on the next Planning Commission agenda.

G. **Landmarks preservation Commission**

The meeting unanimously adjourned at 8:21 p.m.

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B. G. Wardlaw, Secretary