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PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 10, 1993



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

PRESENT

ABSENT

Ms. Mary Brown
Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Ms. Victoria Sherman
Chairman Mary Domahidy
Mr. Douglas R. Beach, City Attorney
Council Liaison Susan Clarke
Mr. Jerry Duespner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

Mr. Walter Scruggs

INVOCATION: - Commissioner Sherman

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PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS

- A. P.Z. 12-93 Redia McGrath (McGrath Plaza); a request for a change of Zoning from "NU" Non-Urban District to "C-8" Planned Commercial District for a 3.2 acre tract of land located on the south side of Chesterfield Airport Road, north of Old Olive Street Road (Part of Locator Number 17W540045)
Proposed Uses: Service Station, Convenience Store, Restaurant and Offices.

Planning Specialist Joe Hanke gave a slide presentation of the subject tract and surrounding areas.

Mr. Robert Koster, attorney for the petitioner, presented the request as follows:

- He described the existing 3.2 acre parcel, noting the changes to be made when Old Olive Street Road is relocated.
- The parcel will be surrounded by Chesterfield Airport Road, Old Olive Street Road, and relocated Old Olive Street Road.
- The plan will utilize 2.6 of the total 3.2 acre parcel. The remainder of the acreage (approximately .6 of an acre) will be dedicated to St. Louis County for one-half of the relocation of Old Olive.
- The proposed uses for the site are:
 - Phase 1) A 3,000 square foot gasoline station with convenience store, on the northeast portion of the parcel.
 - Phase 2) A 9,200 square foot two-story office building with sufficient parking.
 - Phase 3) The remaining (.4 of an acre) would be for a small, 1,800 square foot, one user office building on the southwest portion of the parcel.
- This is a conceptual plan for "C-8" Zoning. The plan may change in the future, as the area begins to develop; however, the petitioner will have to bring the plan back to the Commission for review.
- In talking with Planning Department staff, some concern was expressed regarding possible cut-through traffic, if the entrance would be from Chesterfield Airport Road. Therefore, the petitioner is proposing an entrance from relocated Olive.
- The proposal depicts a conceptual landscape plan.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Dalton questioned the building elevations and height of the berms on the submitted plans.

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Mr. Mark Doering stated the elevation numbers submitted are out of scale. The canopy and gasoline station will be approximately fourteen (14) feet tall, and the two-story building will be twenty (20) feet tall. The berms will be two and one-half to three feet tall.

Mr. Koster stated the proposal could change after Phase I is completed, depending on the development. He noted the size of the lots would greatly limit the types of uses proposed.

Commissioner Sherman inquired about the private road, and how the proposed gasoline station would affect the existing Phillip's Station.

Mr. Koster stated the private road leads to the School House Bar. Both gasoline stations are owned by the same person. Glen Novak owns the private road and vacant house.

Commissioner Kirchoff inquired about the status of Old Olive Street Road.

Mr. Koster noted the road would be dedicated under the proposed plan.

Commissioner O'Brien inquired about the vacant house/barn, and status of Old Olive Street Road.

Ms. Radia McGrath stated the School House Bar (owned by Mr. Novak) has a private road that extends out to Chesterfield Airport Road. The Bar fronts on Old Olive and has access to Chesterfield Airport Road. The house has been vacant for at least five (5) years.

Commissioner O'Brien inquired whether Old Olive Street Road, when relocated, will continue to be necessary, or be vacated.

Ms. McGrath stated the road will no longer intersect with Aviation Museum Road.

Mr. Koster stated that Old Olive will be a cul-de-sac. It will terminate at the location of the gasoline station and provide access for same.

SPEAKERS - None

REBUTTAL - Waived

Commissioner Brown read the concluding comments.

SHOW OF HANDS

IN FAVOR: 4 IN OPPOSITION: 0

APPROVAL OF THE MINUTES

The minutes from the meeting of April 26, 1993, were approved, with a correction on page 3.

PUBLIC COMMENTS: - None

OLD BUSINESS - None

NEW BUSINESS

- A. P.C. 202-86 Thomas A. Stern (Woodchase Plaza); a request for amendment of "C-8" Planned Commercial District Ordinance; north side of Olive Boulevard, east of Woods Mill Road (Highway 141).

Planning Specialist Joe Hanke presented the request and the Department's recommendation of approval, subject to conditions in its report and Attachment A. He noted that approval of this request provides a vehicle for the petitioner to come before the Commission (via Ordinance #129) for approval of a sign proposal greater than fifty (50) square feet; however, it does not grant a blanket approval of the thirty-five (35) foot height, nor the one-hundred (100) square foot outline area, as provided by the "C-3" Sign Requirements.

COMMENTS/DISCUSSION BY COMMISSION

- The proposal submitted to the Planning Department was for a sign of sixteen feet, six inches in height.

Commissioner McGuinness made a motion to approve the request. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- The Site Development Plan indicates the development has approximately 590 feet of frontage on Olive.

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- There was concern that a one-hundred (100) square foot sign is not in keeping with the philosophy of the Ordinance Review Committee. It was suggested that seventy-five (75) square feet might be more appropriate for this sign.
- The Department has conveyed to the petitioner the overall philosophy of the Ordinance Review Committee concerning signs of the proposed type, as well as the ramifications of first obtaining an ordinance amendment, in that he would have to return to the Planning Commission for approval of a particular sign.
- It was suggested that the sign should be more horizontal.
- It was suggested that the sign should be more vertical, due to the slope of the site.
- The colors of the sign will be addressed at a later date.
- Concern was expressed that a seventy-five (75) square foot sign might not be adequate.

The motion passed by a voice vote of 7 to 0.

- B. P.C. 164-83 Chesterfield Executive Park, Inc. and P.Z. 2-92 West County Soccer Club, Inc.; a request for amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road, west of intersection of Chesterfield Airport Road and Long Road.

Senior Planner Laura Griggs-McElhanon presented the request and the Department's recommendation of approval, subject to conditions in its report.

COMMENTS/DISCUSSION BY COMMISSION

- Lots 1, 2, 3, 11 and 10 are the five (5) lots referenced in the report that are currently required to be of brick veneer.
- The intent of the proposed amendment is to allow flexibility to the owner, i.e., whether or not to use brick veneer. The architectural elevations would be submitted to the Commission for review at the time of Site Development Section Plan review.

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Commissioner Brown made a motion to approve the Department's recommendation, adding the word "existing" before the words "soccer facility" in Condition 7(c). The motion was seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner McGuinness left the meeting.

Council Liaison Susan Clarke noted she had been contacted by the owner of Lot 10, who indicated difficulty in selling the lot.

Commissioner McGuinness returned to the meeting.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, yes; Commissioner Sherman, no; Chair Domahidy, yes.

The motion passed by a vote of 5 to 2, with Commissioner's McGuinness and Sherman voting no.

- C. P.C. 98-87 Lincay Corporation; a request for an extension of time in which to submit Site Development Plan in "C-8" Planned Commercial District; east side of Old Woods Mill Road, north of U.S. Highway 40-61.

Senior Planner Laura Griggs-McElhanon presented the report and the Department's recommendation to grant an extension until May 16, 1995, subject to conditions in its report.

Commissioner Kirchoff made a motion to approve the extension, as recommended by the Department. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 1-85 Stinnet and Theiman (Corporate Plaza); "C-8" Planned Commercial District Amended Site Development Plan; south side of South Outer 40, east of Yarmouth Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve, in concept, the Amended Site Development Plan. The motion was seconded by Commissioner Dalton and approved by a voice vote of 7 to 0.

B. United Methodist Church of Green Trails; "NU" Non-Urban District Freestanding Information Sign; north side of Ladue Road at Green Trails Drive.

- It was noted that this approval is being sought after the purchase of the sign.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Freestanding Information Sign. The motion was seconded by Commissioner Brown and approved by a voice vote of 6 to 1, with Commissioner McGuinness voting no.

C. P.C. 38-78 Sachs Properties, Inc. (Elbridge Payne Office Park); "C-8" Planned Commercial District Amended Site Development Concept Plan; southeast 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 Amended Site Development Concept Plan in accord with the Department's recommendation. The motion was seconded by Commissioner O'Brien.

Commissioner McGuinness made a motion to amend the original motion to require screening of the HVAC units. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed regarding the appearance of the back of the building, paint peeling, etc.
- It was suggested the roof be painted white.

Senior Planner Laura Griggs-McElhanon noted the comments and concerns of the Commission will be forwarded to the petitioner, and inquired if the motion included the following conditions discussed at the Site Plan Meeting:

1. Screening of rooftop mechanical equipment.
2. Submittal of architectural elevations with Site Development Section Plans.

3. Submittal of a Landscape Plan with Site Development Section Plans.
4. No outdoor seating permitted in conjunction with the restaurant structure.
5. No fast food restaurants permitted.

Commissioner Kirchoff stated, as per the previous discussion, these conditions are a part of the approval.

Upon a roll call the vote on the amendment to the motion was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes; Chairman Domahidy, yes. The amendment passed by a vote of 7 to 0.

The original motion, as amended, was approved by a voice vote of 7 to 0.

COMMITTEE REPORTS

A. Ordinance Review Committee

Committee Chair Mary Brown reported there will be a meeting of the Committee of the Whole on Tuesday, May 18, 1993, 6:30 p.m., in the City Council Conference Room.

B. Architectural Review Committee

Committee Chair O'Brien reported the May 11, 1993 meeting will have to be canceled, as she will be unable to attend. She requested Director Duepner to poll the Committee again, to set another meeting.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff noted that the Committee will meet Wednesday, May 12, 1993, at 4:00 p.m. The Committee will continue to discuss the Chesterfield Valley Landscape Guidelines.

D. Comprehensive Plan Committee

Committee Chair McGuinness reported the criteria for the process is being developed.

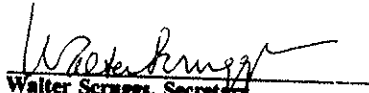
E. Procedures Committee

Commission Chair Domahidy noted her appointment of Commissioner's O'Brien and Dalton to work with Commissioner Scruggs on the Nominating Committee.

Commissioner Kirchoff noted that, in his earlier motion regarding P.C. 98-87 Linclay Corporation, he intended to include the Landscape Maintenance Bond requirement.

The Commission concurred with this statement.

The meeting adjourned at 8:25 p.m.


Walter Scruggs, Secretary

[MINS-10.093]