

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MAY 8, 1995**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
Council Liaison Ed Levinson (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Linda McCarthy

INVOCATION - Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS

- A. **P.Z. 14 & 15-95 The Leathers Co.**; a request for a change in zoning from "NU" Non-Urban District to "R-4" 7500 square foot Residence District and a Planned Environment Unit (PEU) Procedure for the same 8.0 acre tract of land located at the southwest corner of the intersection of Olive Boulevard (State Highway 340) and White Road. (Locator Number 17R14-0071). Proposed Use: Attached and Detached Single Family Dwellings.

Commissioner Patricia O'Brien read the "Opening Comments"

Chairman McGuinness recognized Mayor Jack Leonard; Councilmember Levinson (Council Liaison); Councilmember Coleen Hilbert (Ward I); Councilmember Barry Streeter (Ward II); and City Attorney Douglas R. Beach.

Joe Hanke, Planner II, gave a slide presentation of the subject site and surrounding area.

Mr. H. Frank Leathers (Owner) and Mr. Ken Keitel (Terraspec) presented the request.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL:

1. Betty Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, spoke as an individual.

REBUTTAL

Mr. Ken Keitel stated his rebuttal.

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

APPROVAL OF THE MINUTES

A. Approval of Minutes from Meeting of April 24, 1995.

Chairman McGuinness noted page 7 should be amended to delete: "Chairman McGuinness referred this matter to the Procedures and Planning Committee of Commission," as this was not the final outcome of the discussion.

A motion to approve the minutes, as amended on page 7, was made by Commissioner Domahidy, seconded by Commissioner Casey and **passes** by a **voice vote of 8 to 0.**

PUBLIC COMMENTS:

1. Betty Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, spoke regarding the Chesterfield Fire Protection District.

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 5-95 McDonald's Corporation**; amendment of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North (formerly Schoettler Road).

Joe Hanke, Planner II, noted the petitioner has requested the matter be held until the May 22, 1995 Meeting.

A motion to hold P.Z. 5-95 McDonald's until May 22, 1995, was made by Commissioner O'Brien, seconded by Commissioner Broemmer and **passes** by a voice vote of 7 to 0 to 1, with Commissioner Dalton abstaining.

- B. **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove)**; "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District; south side of Ladue Road (County Road AB), east of Green Trails Drive.

Director Duepner noted the Department recommends this item be held until the next Planning Commission Meeting.

A motion to hold this matter until May 22, 1995, was made by Commissioner Casey, seconded by Commissioner Domahidy and **passes** by a voice vote of 8 to 0.

- C. **P.Z. 12 & 13-95 Windsor Development (Millwood Commons)**; "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District to "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District, and a Planned Environment Unit (PEU) Procedure; east side of Kehrs Mill Road; south of the terminus of Countryside Manor Parkway.

Senior Planner Laura Griggs-McElhanon read the list of issues being evaluated by the Department, noting the Department's recommendation that the matter be held until the next meeting on May 22, 1995.

No issues were added to the list.

A motion to hold until the May 22, 1995 Meeting was made by Commissioner Casey and seconded by Commissioner O'Brien.

Senior Planner Laura Griggs-McElhanon was requested to bring the rendering for the project before the Commission tonight.

Chairman McGuinness called the question.

The motion to hold passes by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 13-90 Maurice L. Hirsch, Jr. (Hacienda De La Pina)**; Conditional Use Permit (CUP) Number 5 in the "NU" Non-Urban District, Amended Site Development Plan; north of Wild Horse Creek Road, at Tuma Lane.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Plan for P.Z. 13-90 Maurice L. Hirsch, Jr. The motion was seconded by Commissioner Casey and **passes by a voice vote of 8 to 0.**

- B. **Resubdivision of Lot 30 of Highcroft Estates Plat No. 1 and Lot 2 of Old Baxter Place**; Resubdivision Plat; southeast side of Old Baxter Road, northeast of Baxter Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Resubdivision Plat, Lot 30 of Highcroft Estates Plat No. 1 and Lot 2 of Old Baxter Place. The motion was seconded by Commissioner O'Brien and **passes by a voice vote of 8 to 0.**

- C. **Chesterfield Fire Protection District**; "NU" Non-Urban District Site Plan and Architectural Elevations; north side of Olive Boulevard, west of River Valley Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Plan and Architectural Elevations with the stipulation that Heritage 30 Shadow Series Brick (Old Tumble 1005), and Tamko Weathered Wood Shingles be specified on the construction, as presented. The motion was seconded by Commissioner Kirchoff and **passes** by a voice vote of 8 to 0.

COMMITTEE REPORTS

- A. **Ordinance Review Committee - No Report**
- B. **Architectural Review Committee - No Report**
- C. **Site Plan/Landscape Committee**

Committee Chairman Kirchoff reported the following:

The fourth and final Landscape Guideline document (relating to Institutional Development) is presented here for Planning Commission **approval**. The marked-up copy was distributed at the last meeting for everyone to review. There were no negative comments.

Senior Planner Laura Griggs-McElhanon noted, in the past, the Guidelines have been **adopted** by the Planning Commission. They have already gone to the Planning and Zoning Committee of Council, in accordance with the policy of the Planning Commission. This is not something which requires a public hearing, since it is not approved by ordinance.

A motion to approve the "Landscape Guidelines for Institutional Development" dated May 1995, was made by Commissioner Kirchoff. The motion was seconded by Commissioner Broemmer.

Chairman McGuinness and several Commissioners stated it is a nice job.

Councilmember Levinson stated it is a wonderful document; however, the retention of existing vegetation needs to be looked at closely to prevent retention of scrub vegetation.

Commissioner Kirchoff stated it depends on the quality of the natural edges - if they are good quality natural edges, they are superior to newly developed landscape buffers - when they are not good quality they will either be rejuvenated or scrapped and started anew - review would be site specific.

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

D. Comprehensive Plan Committee

Senior Planner Laura Griggs-McElhanon noted the following:

Staff still needs to complete the information indicated at the last Commission Meeting (the Summary Document for the West Area Study Committee) by the end of the month. This will be distributed to Chairman McGuinness and the Co-Chairs of the Committee.

City Attorney Douglas Beach noted the following:

In discussions with Director Duepner and Planner II Joe Hanke, it is noted that there is a great deal of interest about putting billboard signs in the Chesterfield Valley. The Comprehensive Plan does not give a lot of consideration to where billboard signs would be appropriate along the major highways, or where they would **not** be appropriate along the major highways. As a consequence, we are faced with a number of potential sites (going on 24) along Highway 40, in the Valley. He requested the Comprehensive Plan Committee take-up and consider where billboard signs might be appropriate along Highway 40, since the Federal Government, through the State Government, tells us we need to have signs some place, and we need to identify where those sites would be.

Commissioner Broemmer asked whether this would be an exercise in futility, or is this a guideline which would be a **wish**, but not happen.

City Attorney Beach stated he couldn't say whether or not it could happen; but, without such an inquiry and serious consideration, we would go no place in a hurry. It is important for the City to consider that the law says that we may **not** outlaw billboard signs. We must, therefore, be in a position in which we can seriously consider where they would be appropriate and attempt to make an effort to identify the importance of those areas, aesthetics, etc. To not address this issue places us at a serious disadvantage.

Co-Chairs Domahidy and Dalton decided to meet tonight, after the meeting, to set a date/time for the Comprehensive Plan Committee to meet A.S.A.P.

E. Procedures and Planning Committee - No Report

Director Duepner noted he handed out a memo tonight regarding an issue discussed at the last meeting, and is seeking comments from the Commission relative to pursuing a Historical District or Historical Designation in the Old Town Chesterfield area.

No comments were added.

Councilmember Levinson noted it is his understanding that the Commission asked that Chairman McGuinness serve as the liaison, and a couple of members of the Planning Commission could also be part of the process.

Chairman McGuinness noted they will get a team together to figure out the process, as reflected in the Minutes of the last Commission Meeting.

Senior Planner Laura Griggs-McElhanon noted, as requested, she has the plan for P.Z. 12 & 13-95, which was passed out to the Commission in their packets at the last meeting depicting the lot sizes.

A motion to adjourn was made by Commissioner Domahidy seconded by Commissioner Casey and **passes** by a voice vote of 8 to 0.

The meeting adjourned at 8:06 p.m.


Patricia O'Brien, Secretary *for the Secretary* [MIN5-8095]