

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 28, 1997**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Mr. Allen Yaffe
Chairman Michael Casey
Mayor Nancy Greenwood
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown (Ward IV) - Council Liaison
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Patricia Detch, Planner I
Mr. Tim Reed, Planning Technician
Mr. Michael Walker, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Dave Dalton

INVOCATION - Chairman Mike Casey

PLEDGE OF ALLEGIANCE - All

Chairman Casey announced that P.Z. 3-97 Lenette Realty is being held tonight, at the request of the petitioner. In addition, they advise that they have reserved the City Council Chambers, at City Hall, for Wednesday, May 7, 1997, to allow the petitioner to, again, meet with adjacent homeowners and all other members of the community who are interested in working toward the responsible development of this site.

Chairman Casey introduced Mayor Nancy Greenwood.

Mayor Greenwood noted the following:

- At the meeting of the City Council's Planing and Zoning Committee, held April 24, 1997, she recommended that a temporary moratorium be established regarding development proposals of any kind, in the City of Chesterfield, both residential and commercial.

- After some discussion and debate, the Committee voted unanimously to recommend to City Council that a six (6) month moratorium be adopted regarding residential zoning petitions only.
- This recommendation will be considered at the May 5, 1997 City Council Meeting.

Mayor Greenwood noted this moratorium was recommended for the following reasons:

- To allow the staff of Planning and Public Works Departments time to catch up.
- To put into place the underlying zoning called for in adoption of the West Area Study. This includes zoning criteria for new and existing zoning classifications, that the residents of Wild Horse Creek Road have been calling for. This should also include specifying minimum lot size on all lots adjacent to Wild Horse Creek Road.
- To adopt, or enhance, specific criteria regarding infill development, whether they be multi-lot subdivisions or single lots within an existing development.
- To research and implement a comprehensive tree ordinance to protect the remaining greenspace.
- To adopt changes in our Sign Ordinance.
- To review and adopt changes to our Comprehensive Plan.
- To carefully study the Highway 40/I-64 Corridor, and provide for visual and noise buffers for our neighborhoods along Conway Road and south of Highway 40.

Mayor Greenwood noted she originally asked for a one (1) year moratorium on all development, and believed all of Chesterfield could benefit by having the time to complete the work she noted tonight. However, a six (6) month moratorium, as suggested, is a step in the right direction. She further noted that she believes that Chesterfield residents support such an undertaking, and trusts the development industry will support the City in this endeavor.

Chairman Casey recognized the Council Liaison from the Planning and Zoning Committee of Council - Councilmember Brown (Ward IV); Councilmember Linda Tilley (Ward IV); Councilmember Larry Grosser (Ward II); Councilmember Barry Streeter (Ward II); and our City Administrator Mike Herring.

Chairman Casey asked that anyone wishing to speak during the Public Comment portion of the meeting sign a speaker's card and turn it in before this portion of the meeting begins. No speaker's cards will be accepted after the Public Comment begins.

Chairman Casey mentioned, again, that P.Z. 3-97 Lenette Realty is on hold tonight, and people should call the Planning Department for further details on the meeting on May 7, 1997. He noted this petition will come before the Planning Commission on May 12, 1997.

PUBLIC HEARINGS:

The first portion of the "Opening Comments" was read by Commissioner Layton.

- A. P.Z. 9-97 Sprint PCS, L.P. c/o CIS Communications, L.L.C. (St. Thomas Church); a request for a Conditional Use Permit in a "NU" Non Urban District for a 12,000 square foot tract located within an 18.35 acre parcel of land located on the south side of Wild Horse Creek Road, 3,800 feet west of the intersection of Wildhorse Parkway (Locator Number: 18V12-0111). Proposed Use: Cellular telephone tower.

Planning Director Jerry Kelley gave a slide presentation of the proposed site and surrounding area.

Mr. Gary Crabtree spoke on behalf of the petitioner, noting the following:

- Gave a brief description/history of CIS Communications.
- The proposed structure would be the first of its kind in this area, is a different frequency (higher than cellular systems), and represents the new generation of wireless telephone.
- The proposed support structure would be a fifty-two (52) foot high wooden pole, very similar in color, height and basic general appearance to an ordinary telephone pole.
- Ground equipment for this installation would consist of two (2) cabinets, approximately 5' high x 6' wide x 2.5' deep, enclosed within a 6' high chain link fence, with heavy external landscaping.
- The proposed location is very critical for Sprint PCS to be able to serve the Chesterfield community.
- No trees will be removed to accommodate the proposed structure.
- The petitioner wanted to place the proposed structure within a 25' x 25' area, but because of the Conditional Use Permit requirements, they had to identify a 100' x 120' space, for a minimum of 12,000 square feet.
- The distance to the nearest structure to the south would be considerable, 660' to the east, and 272' to the west.
- Traffic generation would be virtually none, as the site would be visited approximately twice a month by technical people, in a standard size vehicle.

- There would be a short road connection from the existing asphalt road to the site. This would be connected westward into the subject site.
- There would be no lights on the proposed structure.
- The structure would not interfere with televisions, garage door openers, other communication devices, etc.
- Sprint has a protected channel, with a national license.

QUESTIONS/DISCUSSION BY COMMISSION

- There is no other tower the petitioner can use, no other structure of sufficient height.
- It was suggested that the petitioner consider a bell tower type of structure.
- As technology changes and more people use the system, there may be additional structures required in the future.

SPEAKERS IN FAVOR:

SPEAKERS IN OPPOSITION:

1. Mr. Robert E. McKendry, Jr., 344 Steeple Lane, Wildwood, MO 63005, spoke as an individual noting he would prefer a church steeple antennae.

COMMENTS/DISCUSSION BY COMMISSION

- Homes facing the proposed structure were identified.
- Homeowners abutting the proposed site were not contacted by the developer.

SPEAKERS - NEUTRAL: - None

REBUTTAL:

Mr. Crabtree noted the following:

- Structural issues would prevent the petitioner from utilizing another type of antenna support structure.
- The closest residence is 270' to the west of the proposed structure.

COMMENTS/DISCUSSION BY COMMISSION:

- In the winter time the pole would be more prominent.
- The petitioner did not meet with homeowners in the area because they didn't believe the proposed structure would meet with any opposition; however, they would be happy to meet with anyone wishing to discuss the proposed structure.
- There will be no lights on the proposed structure, and this would be the first structure of its kind in the area.

Commissioner Layton read the next portion of the "Opening Comments."

- B. P.Z. 10-97 Taylor-Morley Inc., (The Estates at Baxter Ridge Addition);** a request for a change in zoning from "NU" Non Urban District to "R-1" One Acre Residence District and "R-2" 15,000 square foot Residence District for a 3.0 acre tract of land located on the south side of Wild Horse Creek Road, 2,000 feet west of the intersection of Baxter Road. (Locator Number: 18T23-0047) **AND**
- C. P.Z. 11-97 Taylor-Morley Inc., (The Estates at Baxter Ridge Addition);** a request for a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "R-2" 15,000 square foot Residence District for a 3.0 acre tract of land located on the south side of Wild Horse Creek Road, 2,000 feet west of the intersection of Baxter Road. (Locator Number: 18T23-0047) Proposed Use: Single Family Residences.

Planning Director Jerry Kelley gave a slide presentation of the proposed site and surrounding area.

Commissioner Bly left the meeting at this time.

Mr. David Volz spoke on behalf of the petitioner noting the following:

- the current name of the proposed Subdivision is "The Estates at Baxter Ridge;"
- identified proposed site and surrounding land use and zoning;
- the addition would consist of six (6) lots on three (3) acres;
- access to the site would be provided by elimination of one (1) lot in Wildhorse Hills (Lot 16), bringing the road through this area and adding one (1) cul-de-sac, surrounded by the six (6) proposed lots;
- existing vegetation around the perimeter of the proposed development would remain;
- an eighty (80) foot common ground strip is proposed on the south end of the site;

- stormwater and sanitary sewers would run through the proposed development; and
- detention would be included within the proposed development.

COMMENTS/DISCUSSION BY COMMISSION

- The square footage would be approximately: Lot A1 - 13,200; Lot A2 - 13,400; Lot A3 - 18,500; Lot A4 - 15,000; A5 - 16,500; and A6 - 12,400.
- The common ground area is a little more than 26,000 square feet.

Commissioner Bly returned to the meeting at this time.

- A ten (10) foot landscape buffer will be provided along the northern property line.
- The "R-1" Zoning will not affect the yield of the proposed development, but was meant to extend the "R-1" Zoning along Wild Horse Creek Road.
- Lots 1, 2 and 3 are a mixture of "R-1" and "R-2" Residence District Zoning.
- It was stated that, with the PEU, the zoning looks more like an "R-3" density.
- The square footage of Lot #14 is 12,002 square feet; Lots #13 and #12 are required to be 22,000 square feet because they front along Wild Horse Creek Road (referring to Wildhorse Hills).
- The yield of the development is only increasing by five (5) lots, as one (1) lot is being removed in the abutting subdivision.
- The petitioner was requested to provide the square footage of Lot #'s 15, 17, 18 & 19 at a future date (referring to Wildhorse Hills).

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL: - None

REBUTTAL: - Waived

Commissioner Layton read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes of April 14, 1997, was made by Commissioner Grant, seconded by Commissioner Yaffe and **passes** by a voice vote of 8 to 0.

PUBLIC COMMENT

1. Betty Hathaway, 112 High Valley Drive, Chesterfield, MO 63017, spoke in opposition to P.Z. 4-97 Captain's Capital, noting the zoning would not be in compliance with the City's Comprehensive Plan.
2. Michael J. Doster, 16476 Chesterfield Airport Road, Chesterfield, MO 63017, spoke in favor of P.Z. 6-97 Solomon Consulting Company, noting a letter from the petitioner that includes proposed amendments/changes to the original proposal; and P.Z. 4-97 Captain's Capital, noting he believes the zoning would be in compliance with the City's Comprehensive Plan.
3. Robert Boland, 27 Chesterton Lane, Chesterfield, MO 63017, spoke in favor of P.Z. 6-97 Solomon Consulting Company, noted the proposed amendments/revisions to the plans for the garage structure.
4. Randy Aselage, 13422 Clayton Road, Suite 204, Town & Country, MO 63131, noted he is in attendance to answer questions regarding P.Z. 26 & 27-96 The Nooning Tree Ltd. Partnership.
5. Steven Graham, One Mercantile Center, spoke in favor of P.Z. 26 & 27-96 The Nooning Tree Ltd. Partnership, giving the background of the proposal and the up-to-date status.
6. Charles Kuergeleis, 944 Wellesley Place Drive, Chesterfield, MO 63017, spoke as a neutral speaker regarding P.Z. 8-97 Chesterfield Village, Inc. (Firehouse), noting Sach's drawings of the proposed property as a child day center are inconsistent with what the petitioner told homeowners. He noted residents would like reports on the asbestos in the building, gasoline tanks, and the possibility of contaminated soil.
7. Marti Kramer, 2 White Plains Drive, Chesterfield, MO 63017, spoke in opposition to P.Z. 8-97 Chesterfield Village, Inc. (Firehouse), noting many White Plains homeowners are opposed to this rezoning; asked why the petitioner is requesting "C-8," Zoning, when a child care would only require "C-3," Zoning; traffic is a serious concern; and whether or not there is a need for an additional child care facility in this area.

NEW BUSINESS:

- A. **P.Z. 26-96 The Noonning Tree Ltd. Partnership**; "NU" Non-Urban District to "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

AND

- B. **P.Z. 27-96 The Noonning Tree Ltd. Partnership**; a Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; east side of Olive Boulevard, approximately 1,500 feet south of the intersection of Olive Boulevard and White Road and on the west side of White Road approximately 1,000 feet south of the intersection of Olive Boulevard and White Road.

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

COMMENTS/DISCUSSION BY COMMISSION:

- The PEU Procedures were in place in the 1983 St. Louis County Zoning Ordinance, when they completed the Olive Street West Study.
- Sidewalks, as noted in Condition 5.t., were discussed.

A motion to waive the rules to allow Mayor Greenwood to ask questions of the Traffic Consultant - Mr. Lee Cannon, was made by Commissioner Bly, seconded by Commissioner Broemmer and **approved by a voice vote of 8 to 0.**

Mr. Cannon responded to questions as follows:

- The Traffic Study was conducted taking typical data from the Missouri State Highway Department counts that they keep on record for typical volumes on Olive Street Road. Additionally, they took manual counts - typically on Tuesday through Thursday - morning peak hour (7:00 a.m. to 9:00 a.m.) and the evening peak hours (4:00 p.m. to 6:00 p.m.). From this they look at one (1) specific hour, the highest traffic hour in each the a.m. and p.m., for a worst case scenario.
- The traffic study was probably done in late January.
- In general, with regard to traffic counts, lower volumes are realized in off-school months; however, schools would have been in session during the time of these counts and, generally, commuter traffic patterns don't change dramatically during each month.

- Typical peak hour traffic counts are not taken when there is any ice or snow on the ground, or threats of ice or snow, or even in heavy rain conditions, because they are aware that those types of conditions do change travel patterns.

COMMENTS/DISCUSSION BY COMMISSION:

- Pedestrian traffic between Village A and Village B was discussed. The original Noonung Tree requires for pedestrian connection to the school and the church site.

A motion for approval of P.Z. 26-96 was made by Commissioner McCarthy, seconded by Commissioner Bly.

Upon a roll call the vote on P.Z. 26-96 was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 7 to 1, with Commissioner Broemmer voting no.

A motion to approve P.Z. 27-97 was made by Commissioner McCarthy and seconded by Commissioner Bly.

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 7 to 1, with Commissioner Broemmer voting no.

- C. **P.Z. 31-96 Sebastian Rucci (Eagle Crest Estates)**; “NU” Non-Urban District and “FPNU” Flood Plain Non-Urban District to “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

AND

- D. **P.Z. 32-96 Sebastian Rucci (Eagle Crest Estates)**; Planned Environment Unit (PEU) Procedure in the “R-1” One Acre Residence District and “FPR-1” Flood Plain One Acre Residence District; south side of Wild Horse Creek Road, approximately 2,500 feet west of the intersection of Wilson Road and Wild Horse Creek Road.

Assistant Director Griggs-McElhanon noted the Department received correspondence from the petitioner requesting this item be held until the next meeting. She further noted the Department is waiting for a revised plan.

A motion to hold P.Z. 31 & 32-96 was made by Commissioner Layton, seconded by Commissioner Eifler and passes by a voice vote of 8 to 0.

- E. **P.Z. 3-97 Lenette Realty and Investment Company (Clayton Baxter Center)**; "C-2" Shopping District, "C-8" Planned Commercial District and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

Assistant Director Griggs-McElhanon noted the Department received correspondence from the Attorney requesting this item be held. She further noted that they will be meeting with Staff, and will have a meeting next Wednesday, May 7, 1997, here at City Hall, at 7:00 p.m., with residents. On behalf of the Department, she requested the Commissioners return their packets to Staff for use at their next meeting.

A motion to hold was made by Commissioner Bly, seconded by Commissioner Grant and passes by a voice vote of 8 to 0.

- F. **P.Z. 4-97 Captain's Capital, L.L.C.**; "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; north side of Olive Boulevard, east of Hog Hollow Road.

Director Jerry Kelley summarized the request and Department's recommendation of approval, subject to conditions contained in the report, with additional language in Condition 2.a. - stating that, if there was ever a contemplation of a change from the proposed office use, it would require coming back to the Commission as a public hearing.

COMMENTS/DISCUSSION BY COMMISSION:

- The timing of the new language in Attachment A was discussed.
- There have been times, in the past, where people have argued what change requires a public hearing. The specific language in the ordinance will eliminate all doubt/questions.
- There was discussion as to whether or not future petitions will require this specific language.
- There are occasions, under our Zoning Ordinance, that allow for administrative decisions as to whether the use being contemplated is a major change from that which was advertised. The Planning Director has the ability to come before the Commission when he believes it is a close call.
- If a request to change this site from office to commercial is received in the future, it should come back to the Planning Commission.
- Due to the sensitive nature of this site, no one should interpret that the language being added to Attachment A indicates anything other than if the language wasn't being added, and someone would come back and ask for something other than an office in that location.
- The Comprehensive Plan section 2.2.3. states "additional neighborhood, service oriented retail development should be limited to redevelopment and expansion of existing locations."

A motion to approve the recommendation of the Department was made by Commissioner McCarthy and seconded by Commissioner Yaffe.

Commissioner Bly suggested an amendment to add the following wording under "Permitted Uses" in Attachment A:

"General Office use being defined as a building used to conduct a business, profession, service or something of the like, but not for the sale of goods or merchandise of the type which would attract or intend to attract the general public to frequent the site for the purchase or acquisition of said goods and merchandise. Any use of the said site for other than general office use and associated parking shall require a new public hearing before the Planning Commission."

The motion was seconded by Commissioner McCarthy and passes by a voice vote of 8 to 0.

Upon a roll call on the original motion, as amended, the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, no; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 6 to 2.

G. P.Z. 8-97 Chesterfield Village, Inc. (Parcel C-322 Firehouse); "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District, and amendment to an existing "C-8" Planned Commercial District established by St. Louis County Ordinance Number 13,811 and amended by City of Chesterfield Number 1159 for a 14.5 acre tract of land located on the west side of Olive Boulevard, approximately 200 feet south of Wellesley Place Drive.

Director Kelley noted the three (3) items that would be addressed in the Department's report, and asked if Commissioners had additional items.

ISSUES ADDED:

- Investigate information available on the asbestos content in the firehouse and underground storage tanks for gasoline.
- Find out why the doors are there, and what will be behind the doors.
- Intentions regarding the hours of operation.
- The new drawing shows no access to Olive - access the site from within Hilltown Shopping Center.

A motion to hold P.Z. 8-97 until May 12, 1997, was made by Commissioner Layton, seconded by Commissioner Yaffe and passes by a voice vote of 8 to 0.

H. P.C. 141-79 Chesterfield Village (Sachs Properties, Inc.); request for an amendment of Ordinance No. 10,342, the "C-8" Commercial District Ordinance which presently governs use and development of property located within the northwest quadrant of U.S. 40/61 and Olive Road interchange.

Director Kelley noted the Department recommends approval of the requested amendment.

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

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 8 to 0.

Commissioner Layton left the meeting at this time.

- I. P.C. 126-79 Delmar Gardens Enterprises (Chesterfield Villas at Delmar Gardens); amendment to Conditional Use Permit (CUP) in "NU" Non-Urban District; south side of Conway Road at Chesterfield Parkway North.**

Planner I Pat Detch noted the Department's recommendation of approval, as stated in the report.

Commissioner Layton returned to the meeting at this time.

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

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passes by a vote of 8 to 0.

Chairman Casey adjourned the meeting at 9:10 p.m.

Chairman Casey reconvened the meeting at 9:15 p.m.

- J. Department of Planning report regarding summary of issues discussed by the Comprehensive Plan Committee.**

Director Kelley requested a continuation of this item until the May 12, 1997 Planning Commission Meeting.

A motion to continue this item was made by Commissioner Yaffe, seconded by Commissioner Bly and passes by a voice vote of 8 to 0.

- K. Department of Planning report on the recommendation of Procedures and Planning Committee regarding the "Issues Meeting."**

Director Kelley noted this is to be discussed later, under Committee Reports (Procedures and Planning Committee).

- L. P.Z. 6-97 Solomon Consulting Company (Forty West Office Building); "NU" Non Urban District to "C-8" Planned Commercial District; north side of North Outer 40 Road, eight (8) tenths of a mile east of the intersection of Chesterfield Parkway North.**

Commissioner Grant noted, in light of information received both orally during Public Comment, and in written form from Mr. Doster and Mr. Boland, he moved for reconsideration of P.Z. 6-97. The motion was seconded by Commissioner Layton and **passes by a voice vote of 8 to 0.**

City Attorney Beach noted, as a point of order, the motion for reconsideration having passed, says that the motion passed at the last meeting did not occur; therefore, you go back to zero and start from there.

Director Kelley suggested the presentation be turned over directly to the applicants and their development team to discuss some of the issues related to the parking garage.

Chairman Casey noted, if there are any questions requested of the applicants, the Commission will go for a motion to do so.

A motion for approval was made by Commissioner Layton and seconded by Commissioner Grant.

Commissioner Layton made a motion to amend the original motion, that Attachment A be amended in such a fashion that the garage height is lowered to show a top parking level elevation of 605 feet above mean sea level, and a top of rail elevation of 609 feet above mean sea level along the north wall, and that a berm be constructed as shown in Attachment B to Mr. Doster's letter dated April 22, 1997, to Mr. Casey.

City Attorney Beach gave the "Attachment B" to the Chairman to use as the basis for what the amendment is for the record.

The amendment to the motion was seconded by Commissioner Broemmer and **passes by a voice vote of 8 to 0.**

The roll call vote on the motion, as amended, was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion, as amended, passes by a vote of 8 to 0.

- M. P.C. 202-86 Thomas A. Stern (Woodchase Plaza); request for amendment of "C-8" Planned Commercial District Ordinance; north side of Olive Boulevard, east of Woods Mill Road (Highway 141), for a 20% parking space reduction.**

Director Kelley noted the Department requests this matter be continued to the next meeting, as Staff is still discussing parking space calculations with Woodchase Plaza.

A motion to hold this item was made by Commissioner Bly, seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.C. 14-82 Liberman Corporation (Clarkson Square)**; “C-8” Planned Commercial District Freestanding Business Sign; west side of Clarkson Road, north of Baxter Road.

On behalf of the Site Plan Committee, Commissioner Yaffe made a motion for approval of the requested freestanding business sign. The motion was seconded by Commissioner Grant and passes by a voice vote of 8 to 0.

IX. COMMITTEE REPORTS:

- A. **Ordinance Review Committee**

Councilmember Brown noted the Planning and Zoning Committee had requested that the Ordinance Review Committee of the Planning Commission prepare an ordinance, to post onsite, the stub streets in subdivisions where future street connections are planned.

Commissioner Bly noted this is under consideration by the Ordinance Review Committee at this time.

- B. **Architectural Review Committee** - No report.

- C. **Site Plan/Landscape Committee** - No report.

- D. **Comprehensive Plan Committee**

Commissioner Grant noted the Comprehensive Plan Committee will get the report from Department Staff at the next Planning Commission meeting.

- E. **Procedures and Planning Committee**

Commissioner Bly noted the Committee met this evening and considered the issue of traffic studies. The Committee requested Staff to poll four (4) surrounding municipalities (i.e., Creve Coeur, Town and Country, Ballwin and Ellisville) to find out what protocol they use to call for a traffic study to be requested. Upon receipt of this information, the Committee will try to develop our own protocol for requesting traffic studies.

Commissioner Bly noted there was also discussion about the “Issues Meeting” report which Staff included in the packet this week. It was felt that, at this point and time, it would only complicate Staff’s life in trying to get the packets together in a timely fashion. Therefore,

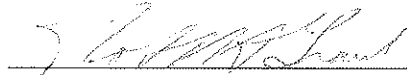
the Committee decided to postpone consideration of this until Staff advises the Committee that they feel they are more caught-up and able to deal with things on a two (2) week timeframe.

Commissioner Broemmer suggested that, if Staff doesn't have information on a particular item on the agenda in time to get out the packets on the Friday before the scheduled meeting, then that particular item should be removed from the agenda.

Chairman Casey noted this is a concern, and Staff is aware that Commissioners need the reports on Friday nights. He requested that the Director makes certain that the reports are available on Friday night.

A motion to adjourn was made by Commissioner Bly, seconded by Commissioner Broemmer **and passes by a voice vote of 8 to 0.**

The meeting adjourned at 9:34 p.m.



Robert Grant, Secretary

[MIN4-28.097]