

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 27, 1992**



=====

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

PRESENT

Ms. Mary Brown
Mr. Jamie Cannon
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
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Dave Dalton

INVOCATION: City Attorney Douglas R. Beach

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Bill Kirchoff read the opening comments.

- A. P.Z. 6-92 Premier Development Corporation; a request for a Planned Environment Unit Procedure in the "R-2" Residence District for a 3.3 acre tract of land located on the south side of West Drive, approximately 600 feet west of Olive Boulevard (Locator No. 18S63-0097); and Amended Planned Environment Unit Procedure in the "R-4" Residence District for a 15.8 acre tract of land located on the west side of Olive Boulevard, approximately 200 feet south of West Drive (Locator No. 18S63-0228). The proposed use: Single-family residences.

Laura Griggs-McElhanon, Senior Planner, gave a slide presentation of the proposed site.

Mark Teitelbaum, Vice President with Premier Development Corporation, made the following comments:

- The request is an amended Planned Environment Unit Procedure to incorporate an additional 3.3 acres with the existing 15.77 acres, previous approved, into a total P.E.U. of 19.1 acres.
- The topography of the site consists primarily open fields.
- The surrounding land uses/zoning.
- The proposed density for the combined tracts would be sixty-eight (68) units. Ninety-eight (98) units would be permitted under the current zoning classification.
- The site plan proposed is to complete the circulation system that the Commission encouraged upon approving the original rezoning request.
- The petitioner is proposing a stub street extending in a northerly direction, that would terminate at the Monsanto site.
- The proposed lots would be very similar to those in the existing Wellesley Place Subdivision.
- The proposed homes are the same design as those now in Wellesley Place, range in size from 1600 square feet to 2200 square feet, and are priced from \$150,000 to \$170,000.
- It is anticipated that once development begins, it will be completed within one (1) year.
- The petitioner will comply with the comments from both the Chesterfield Department of Public Works and St. Louis Metropolitan Sewer District.

COMMENTS/DISCUSSION BY COMMISSION

- Clarification was made regarding the petitioner's agreement to make all improvements suggested by the City Department of Public Works and the St. Louis Metropolitan Sewer District.
- The owner of the existing home abutting this project has been given rights to use Wellesley Place utility hook-ups (i.e., water line, gas, electric, and sewer).

- Should the existing homeowner decide to sell his property, the topography is such that the developer would not encourage development, with the exception of two (2) lots. The majority of the land could be utilized as common ground or open space for Wellesley Place Subdivision.
- The existing homeowner has the right to use the streets, but is not required to contribute to the maintenance of the street.

Commissioner McGuinness left the meeting.

- Existing trees along the southwest side of West Drive will be removed to make road improvements required by the Public Works Department.
- No substantial grading will be necessary in the new portion of the development.

Commissioner McGuinness returned to the meeting.

- The lot sizes of the proposed development vary dramatically with those across West Drive.
- It was suggested that homes backing up to West Drive be more attractive. The Commission could use the "Draft Landscape Policy" as a guide.
- The petitioner is anticipating the possibility of building more houses within the Monsanto site.
- The developer proposes no sidewalks along West Drive.
- It was suggested that sidewalks be provided along West Drive, noting this is a residential district in an Urban Core Area and, therefore, should provide for pedestrian traffic.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS NEUTRAL

1. Mr. Richard Dickerson, 33 West Drive, Chesterfield, MO 63017, as an individual.

REBUTTAL

- If approved, the developer will clean the surface of West Drive.
- The petitioner proposed the access off of West Drive because he felt the Commission and Fire District desired the secondary access. If this access is not desired, the petitioner will delete it, and have the primary access off of Olive; but request it not be restricted to right-in and right-out only.

Commissioner McGuinness left the meeting.

SHOW OF HANDS

IN FAVOR 2

IN OPPOSITION 2

Commissioner McGuinness returned to the meeting.

APPROVAL OF THE MINUTES

The Minutes were approved, as amended, from April 13, 1992.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 3-92 City of Chesterfield Planning Commission; Amendment of Section 1003.165 Off-Street Parking and Loading Requirements of the City of Chesterfield Zoning Ordinance.

Director Duepner summarized the Department's report and recommendation for approval.

A motion to approve the amendment was made by Commissioner Cannon and seconded by Commissioner Brown.

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

The motion passed by a vote of 8 to 0.

- B. P.Z. 4-92 City of Chesterfield Planning Commission; Amendment of Sections 1003.020 Definitions and 1003.167 Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance.

Director Duepner summarized the Department's report recommending approval of the amendment to the Zoning Ordinance relative to satellite dishes.

COMMENTS/DISCUSSION BY COMMISSION

- A resident, upon receiving approval from the City for a dish, would still have to meet the requirements of the governing Subdivision Indentures.
- The proposed ordinance would permit installation of a twelve (12) foot high dish on an elevated deck. The same height requirements would apply, whether they be ground or deck mounted.
- City Attorney Beach stated that Federal Law pre-empts any City regulations on satellite dishes.

A motion to approve the amendment was made by Commissioner Cannon and seconded by Commissioner Kirchoff.

COMMENTS/DISCUSSION BY COMMISSION

- The current ordinance does not allow dishes in residential areas other than ground mounted.
- City Attorney Beach suggested Commission hold action on this pending his further investigation into the legal issues surrounding prohibiting satellite dishes on elevated decks.

Commissioner McGuinness made a motion to table the matter.

The motion dies for lack of a second.

COMMENTS/DISCUSSION BY COMMISSION

- If the umbrella type of dish is utilized, it can be placed on a deck or patio.
- This amendment would limit dishes more than three (3) feet in diameter. Anything less than three (3) feet in diameter could be mounted on a roof or chimney without prior approval of Commission.

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

The motion passed by a vote of 8 to 0.

- C. 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.

Director Duepner summarized the items currently being evaluated by the Department concerning this proposed amendment, and recommended this matter be held. A report will be presented to the Commission at its May 11, 1992 Meeting.

Commissioner McGuinness made a motion to hold this item. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 8 to 0.

- D. Memorandum from the Director of Planning concerning referral of "Naturescaping" by the Planning and Zoning Committee.

Commissioner Brown made a motion to refer this item to the Landscape Committee for consideration at its next meeting. The motion was seconded by Commissioner McGuinness and passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

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

Commissioner Kirchoff, on behalf of the Site Plan Committee, made a motion to approve the sign and hold for a revised landscaping plan. The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

- The compatibility of the sign with the building was discussed.

Upon a roll call the vote on the motion was as follows: Commissioner Brown, yes; Commissioner Cannon, yes; Commissioner Kirchoff, yes; Commissioner McGuinness, no; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman Domahidy, yes.

The motion passed by a vote of 7 to 1.

- B. P.C. 177-86 Pointe Development Company (Atrium Office Building); "C-8" Planned Commercial District Free-standing Business Sign and Amended Site Development Plan; north side of Swingley Ridge Drive, east of Chesterfield Parkway.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the proposed sign and Amended Site Development Plan. The motion was seconded by Commissioner Brown.

COMMENTS/DISCUSSION BY COMMISSION

- Landscaping was discussed.

Commissioner O'Brien made a motion to amend the original motion to require a landscape plan for the area surrounding the sign.

Commissioner's Kirchoff and Brown accepted the amendment to the original motion.

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

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

COMMITTEE REPORTS

- A. Ordinance Review Committee

Committee Chair Brown reported that the Ordinance Review Committee will meet Tuesday, April 27, 4:30 p.m., at City Hall.

B. Architectural Review Committee

Committee Chair O'Brien reported that the meeting scheduled for Tuesday, May 19, will need to be re-scheduled. She asked Director Duepner to poll the Committee Members and set a future meeting date.

Commissioner Cannon gave a report on his trip to Columbus, Indiana.

Planning Commission Chairman Domahidy requested Director Duepner to arrange a time for Commission Members to view Mr. Cannon's presentation.

C. Site Plan/Landscape Committee

Committee Chair Kirchoff reported that the Committee will meet Thursday, April 30, at 4:00 p.m. It is anticipated that "Draft" will be finalized at the next meeting.

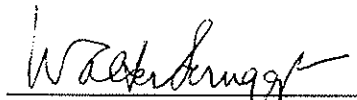
D. Comprehensive Plan Committee

Committee Chair McGuinness reported that the Committee met last Thursday, and earlier this evening. She stated that the schedule will have to be moved back a bit.

It was decided that the Committee could view Conway Road, west of Bonhomme Church, either before or after a scheduled meeting. The date and time to be determined by Committee Chair McGuinness and Director Duepner.

E. Procedures Committee - No Report

The meeting adjourned at 8:40 P.M.



Walter Scruggs, Secretary

[MIN4-27]