PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 26, 1999

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

I. PRESENT **ABSENT**

Mr. Fred Broemmer
Mr. Charles Eifler
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right
Ms. Victoria Sherman
Mr. Allen Yaffe
Chairman Robert Grant
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Todd Streiler, Planner II
Ms. Molly Butler-Dunham, Planner I
Ms. Kathy Lone, Executive Secretary/Planning Assistant
Ms. Carrie Baldock, Administrative Secretary

II. INVOCATION: Commissioner Right

III. PLEDGE OF ALLEGIANCE: All

Chairman Grant recognized the attendance of Councilmember Mary Brown (Ward IV) and congratulated Ms. Brown for being selected Chairman of the Planning and Zoning Committee.

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

A motion **to approve** the April 12, 1999 Meeting Minutes was made by Commissioner Broemmer and seconded by Commissioner Layton. The motion **passes by a voice vote of 9 to 0.**

VI. PUBLIC COMMENT:

1. Ms. S. Wilson, 844 Nardin Road, Chesterfield, MO 63017, spoke concerning the zoning process,

   - Speaker had a question about the statement at the end of the agenda that reads: "...such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time." Ms. Wilson asked if items which are not on the agenda may be introduced.

City Attorney Doug Beach stated that this is an identification that there may be items that arise between the time that the agenda is published and the meeting. The Sunshine Law states that agendas must be published at least 24 hours prior to a meeting. An item, of emergency nature, may need to be on the agenda to be discussed but not necessarily voted on. City Attorney Beach would decide whether or not action or discussion of the item would violate the Sunshine Law. If it would, the item would be placed on the next agenda.

Chairman Grant stated that Ms. Wilson could bring up items under the Public Comment portion of the meeting.

Commissioner Sherman commended Mr. and Mrs. Wilson for their interest in coming to the Planning Commission meetings and asking questions.

Chairman Grant stated that citizens are encouraged to attend the Planning Commission meetings.

VII. NEW BUSINESS

A. **P.Z. 04-1999 City of Chesterfield;** a proposal to amend Sections 1003.020 Definitions; 1003.030 Establishment of districts; zoning map; 1003.040 Interpretation and extension of district boundaries; 1003.101 "FP" Floodplain District Regulations; 1003.105 "NU" Non-Urban District Regulations; 1003.108 "E-2" Residence District; 1003.109 "E-3" Residence District; 1003.110 through 1003.125 governing Urban Residence Districts; 1003.133 through 1003.145 Commercial District regulations; 1003.150 through 1003.155 Industrial District regulations; 1003.157 "MXD" Mixed Use Development district; 1003.165 Off-street parking and loading requirements - General; 1003.166 Review and approval of development near City or County parks; 1003.167 Miscellaneous Regulations; 1003.168 Sign Regulations - General; 1003.168C Sign Regulations - Permanent Signs; 1003.168D Sign Regulations - Temporary Signs and Attention Getting

Devices; 1003.168F Sign Regulations - Nonconforming Signs; 1003.178 Development in Planned Commercial and Planned Industrial Districts; 1003.181 Conditional Use Permit Procedure (CUP); 1003.182 Commercial Service Procedure (CSP); 1003.187 Planned environment unit procedure (PEU); and a proposal to delete section 1003.168A Sign Regulations - Definitions of the City of Chesterfield Zoning Ordinance.

Planner I Molly Butler-Dunham stated that two (2) major changes have occurred in the Zoning Amendments since the last time it was presented to the Planning Commission. Many definitions have been added or changed at the request of the Planning Commission. The "SR" Senior Residence District has been added. The "SR" District gives flexibility for developers and also the City to offer several different types of housing at various densities and levels of care. This allows the blending of different types of senior care with different types of neighboring uses. The definition changes were mostly at the request of the Planning Commission. Definitions have been added for different types of plans and senior housing. The Department recommends approval of all of the proposed changes.

Commissioner Eifler asked how the density would be controlled in the new "SR" Senior Residence District.

Ms. Butler-Dunham stated that it would be controlled much like the Planned Commercial (PC) or Planned Industrial (PI) Planned districts. The purpose of the new district was to allow for new types of senior housing that are just coming into existence; i.e. assisted living, different types of continuing care that have some independent living, some assisted living and some nursing care. It was not the intent to change the existing nursing home uses that are allowed.

Director of Planning Teresa Price stated that information is still included in the "NU" Non-Urban District. There can still be "NU" development if the development meets all of the "NU" guidelines. Staff asks developers to rezone if they can not meet the guidelines.

City Attorney Beach stated that the City has not been able to rezone all "NU" Non-Urbans as a one-step effort. The "NU" Non-Urban language needs to remain until they are all rezoned.

Director of Planning Price stated that what has been left and deleted out have been Conditional Use Permits (CUP's) because they trigger a developer to get out of the "NU" Non-Urban.

Commissioner Broemmer made a motion to **approve** P.Z. 04-1999 City of Chesterfield. The motion was seconded by Commissioner Right.

Upon a roll call, the vote was as follows: Commissioner Eifler, yes; Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Yaffe, yes; Commissioner Broemmer, yes; Chairman Grant, yes.

The motion passes by a vote of 9 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. **McBride & Son Center**; an Amended Site Development Concept Plan—for a 9.28 acre "C-8" Planned Commercial District site located on the north side of Chesterfield Airport Road and west side of Boones Crossing. The purpose is to amend the existing Site Development Concept Plan to allow the characteristics of the northeast portion to be switched with that of the northwest with minor modifications.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to approve the Amended Site Development Concept Plan for McBride & Son Center as further amended to include east-west pedestrian circulation to the west side development and internal site pedestrian circulation. The motion was seconded by Commissioner Sherman **and passes by a voice vote of 9 to 0**.

B. **P.Z. 1-98 Hennessey Development, Inc. - White House Farms:** A Record Plat in the "R-2" 15,000 S.F. Residence District for a 4.8 acre tract of land located on the east side of White Road, south of Olive Boulevard.

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for P.Z. 1-98 Hennessey Development, Inc. – White House Farms. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 9 to 0**.

C. **Chesterfield Commons – Sam's Club**; A Revised Site Development Section Plan, Elevations, and Landscape Plan—in a "PC" Planned Commercial District located south of Chesterfield Airport Road, north of Edison Avenue and east of Long Road. The retail store is centrally located within the Chesterfield Common's shopping center project. (P.Z. 24-97 THF Chesterfield Development L.L.C./Chesterfield Commons)

Commissioner Layton, on behalf of the Site Plan Committee, made a motion to approve Chesterfield Commons – Sam's Club with the following conditions: As presented with the speed table and one stop sign shown. The stop sign will be required at the exit from the tire store drive northward before the vehicle crosses the sidewalk. The petitioner shall place such additional stop signs at Sam's southeast intersection for the south, west and eastbound traffic as might be directed in the future by the Department of Planning. The towers and arch are to be constructed simultaneously with Sam's building and to redo the parking calculations to include the addition of cart corrals. The motion was seconded by Commissioner Nolen **and passes by a voice vote of 9 to 0**.

IX. COMMITTEE REPORTS:

A. **Ordinance Review Committee** - No report
B. **Architectural Review Committee** – No report
C. **Site Plan/Landscape Committee** – No report
D. **Comprehensive Plan Committee** –

The Comprehensive Plan Committee will meet Thursday, May 6 at 7:15 a.m. in the Council Conference Room. Members of the Committee are: Committee Chairman Broemmer, Commissioner Eifler, Commissioner Layton, Commissioner Sherman, Commissioner Yaffe and Chairman Grant.

E. **Procedures and Planning Committee** – No report

X. ADJOURNMENT

A motion to adjourn was made by Commissioner Right and seconded by Commissioner Eifler. The motion **passes by a voice vote of 9 to 0.**

XI. Under provisions of RSMo Section 610.021(1)1994 notice is hereby provided that members of the City of Chesterfield Planning Commission will meet in an Executive Session (closed meeting) on Monday, April 26, 1999, at the close of the Planning Commission meeting. The meeting will be held in the Council Conference Room at the Government Center, 16052 Swingley Ridge Road. The purpose of the closed meeting is to discuss legal matters RSMo Section 610.021(1) 1994.

Commissioner Sherman made a motion for the Planning Commission to go into Executive Session to discuss the provisions of RSMo 610.021(1)1994. The motion was seconded by Commissioner Broemmer.

Upon a roll call, the vote was as follows: Commissioner Layton, yes; Commissioner Macaluso, yes; Commissioner Nolen, yes; Commissioner Right, yes; Commissioner Sherman, yes; Commissioner Yaffe, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Chairman Grant, yes.

The motion passes by a vote of 9 to 0.

The open meeting of the Planning Commission adjourned at 7:32 p.m.

for **Fred Broemmer, Secretary**