

IV
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**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 22, 1991**

=====

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. William Kirchoff
Ms. Victoria Sherman
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning/Economic Development
Mr. Joseph Hanke, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon
Ms. Pat O'Brien
Mr. Walter Scruggs

Chairman McGuinness requested that the record reflect that Mayor Jack Leonard is present as a non-voting member of the Planning Commission, and that Ms. Betty Hathaway is present and serving in her capacity as Council Liaison.

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Sherman read the opening comments.

- A. P.Z. 9-91 JPR Corporation; a request for a change of zoning from "NU" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and Amended "M-3" Planned Industrial District, for a 3.5 acre tract of land located between Chesterfield Airport Road and U.S. Highway 40/61 and I-64; approximately 2800 feet east of Old Olive Street Road [part of Locator Number 17T230057]. Proposed uses include offices/warehouses, outdoor storage of equipment and bulk material.

Director Duepner presented slides depicting the proposed site and surrounding area.

Mr. Albert A. Michenfelder spoke on behalf of the petitioner (JPR Corporation), noting the following:

- JPR Corporation is a subsidiary of Sachs Properties, and the owner of the property.
- The site is a 3.5 acre tract located between Highway 40/I64 on the north, and Chesterfield Airport Road on the south.
- The proposed use is for office/warehouse and the outdoor storage of equipment and bulk material.
- The surrounding land uses and zoning districts were identified.
- The request is consistent with the Comprehensive Land Use Plan, which is designated for retail, office and warehouse under the "Mixed Use" category.
- Sachs Properties does all of its own maintenance, landscaping, snow removal, etc. For this reason, Sachs has a division within the company organized for that purpose. In addition, Sachs maintains the entire median of the Chesterfield Village Parkway from Clarkson on the south, around, over and back to Olive on the north. The cost of this maintenance is shared by various owner's of property and developments along the Parkway; but the actual physical work is done by Sachs Properties through JPR Company.

- The Sachs Energy Management System Division and the Sachs Landscaping Division are presently located within the same facility, just to the west of the property in question. These two divisions have been separated, and are in need of new facilities.
- The overall plan would call for three (3) buildings on the 3.5 acre tract.
- The Phase I building would be a one-story structure with a total interior square footage of 4,050, and will include a mezzanine within the main portion of the building.
- The material (salt, mulch, sand, gravel, etc.) would be stored in a partially covered area on the west side of the building, extending from the north line of the building. Access for trucks would be from Chesterfield Airport Road.
- The Landscape Division would occupy approximately 2/3's of the western portion of the building. The eastern portion remaining would be occupied by the Energy Division.
- The building would be served by nineteen (19) parking spaces, almost evenly split on the east and on the west.
- In addition to the partially covered bulk material storage, they propose to store certain kinds of equipment outdoors; specifically, items too large to store inside (water truck, riding lawn mowers, tractors, various other trucks). The highest truck, the water truck, is nine (9) feet high.
- A six (6) foot high wood fence, probably a shadow box type, is proposed along the entire I-64 and Chesterfield Airport Road frontage. The purpose of the fence is to screen the storage activities of both equipment and materials, not sufficiently screened by the building itself.
- Sanitary sewers are available, but not for 4500 feet distance. MSD requires a hookup if you are 2,000 feet away. Beyond that it is not deemed practical. Therefore, Phase I is anticipated to be on a septic tank or private treatment facility.
- The City has approved a grading plan being implemented in regard to stormwater control. No stormwater retention onsite will be required, and drainage will be under two culverts, under the Airport road to the south towards Bonhomme Creek.

- The building will be brick on all four (4) sides.
- The other two (2) buildings to be developed at a later date, will be designed similar to that shown on the rendering.
- The required setbacks for parking and structures appear to be thirty (30) feet from the Airport Road, and fifteen (15) feet from I-64, under the Zoning Ordinance approved in 1974 by St. Louis County. The petitioner is requesting, however, that those setbacks be reduced to ten (10) feet along each frontage. The reason being the long, but narrow, shape of the tract which diminishes as it moves to the east.
- The proposed building is forty-eight (48) feet in depth. The development is unique due to the shape of the parcel.
- The rendering depicts five (5) entrances to the Airport Road; however there will only be four (4) provided, as specified by the County Highway Department.

COMMENTS/DISCUSSION BY COMMISSION

- The possibility of providing a sightproof fence to screen the existing Sachs Electric property, to improve the appearance.

Mr. Michenfelder said there are a number of trees, particularly on the east side of the Sachs building and along I-64, which were planted within the past year.

Mr. Phil Schreiber said the separation of the two (2) companies took place last September. As part of the separation they were allowed to use this facility until January 1, 1992. Sachs would make efforts to increase the landscaping in front of the Sachs Electric warehouse building. The requirements of the fencing were fulfilled by the zoning requirements in place at the time of development.

- The proposed outdoor storage, in terms of equipment, will be less massive than what is currently stored at the existing Sachs Electric warehouse building.

Mr. Schreiber stated that bulk storage area would be screened by the brick wall. The fencing would be in front of the outdoor equipment area. The highest piece of equipment is the water truck, approximately nine (9) to ten (10) feet high.

- The type of screening proposed is the same type of fencing, as shown, and a mixture of deciduous and coniferous trees on the other side.

- The brick wall would encompass three (3) sides. The opening would be in the front, but the view would be blocked by the fence.
- Landscaping would be provided along Chesterfield Airport Road.
- Landscaping could be provided along the north side of the building, if requested.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION

1. Ms. Hannelore E. Bugby, Petropolis, 16830 Chesterfield Airport Road, Chesterfield, MO., speaking as an individual.

REBUTTAL

Mr. Michenfelder stated the following:

- The easternmost portion of the property is forty-eight (48) feet. At the eastern end, where the privacy fence would be located, the property is sixty (60) feet width from property line to property line.
- The parking lot, with sightproof fence, would be approximately 115 feet to the west of the Petropolis site.
- The building itself is approximately forty-eight (48) feet in depth, and seventy (70) feet in length. The largest truck would be stored on the west side of the building, masked from Petropolis by the building. The water truck would only be parked during off-peak hours (between 12:00 midnight and 6:00 a.m.), due to the increased activity of the truck.
- Signage is not proposed at this time.
- The proposal shows no sightproof fence on the east side. If deemed desirable by the Commission, the petitioner would extend it further to the south towards the Airport Road.

SHOW OF HANDS

3 IN FAVOR 1 IN OPPOSITION

- B. P.Z. 10-91 Edward J. Shaheen, Jr.; a request for a Commercial Service Procedure in the "NU" Non-Urban District, for a 7.694 acre tract of land located on the east side of Olive Boulevard, approximately 600 feet north of White Plains Drive [Locator Number 18S640205]. Requested use: Dental Office.

Mr. Wayne R. Gottschall, Metron Surveying, spoke on behalf of the petitioner, noting the following:

- The surrounding land uses were identified.
- Nine (9) parking spaces are required for the subject tract; fourteen (14) spaces will be provided.
- No exterior changes are proposed to the building plan; only needed minor repairs and painting.
- Olive Boulevard was recently widened by the Missouri Highway and Transportation Department, including a new concrete entrance that measures approximately twenty (20) feet. This is wide enough for two (2) cars, one (1) to enter and one (1) to exit.
- The Highway Department requested the driveway be widened to thirty (30) feet. Due to the limited number of cars entering and exiting, the petitioner feels this is over-design at this time.
- If, in the future, the tract is combined with others, and a new use is requested, then it is very likely that any existing driveway would have to be relocated.
- The petitioner proposes to use the existing entrance, as is.
- The petitioner will conform to the sign requirements of the City of Chesterfield, which allows one (1) 18" x 24" sign, to be freestanding or mounted on the mailbox.
- The petitioner will conform with City of Chesterfield, MSD and MHTD requirements, including sightproof fencing and additional landscaping.

COMMENTS/DISCUSSION BY COMMISSION

- The business will operate five days a week, from 8:00 a.m. to 5:00 p.m. Dr. Shaheen will alternate work between the Frontenac and this proposed office.

- No sidewalk is planned, unless it is required by the City.
- The entrance will be at the rear of the building.

SPEAKERS IN FAVOR

1. Dr. Ed Shaheen, 111 Hilltown Village Center, Chesterfield, MO., 63017, as an individual.

Director Duepner indicated the Department would review the matter of the thirty (30) foot requirement for the driveway with the State Highway Department, and report back to the Commission.

2. Ms. Mildred Woodruff, 15346 Olive Boulevard, Chesterfield, MO. 63017, as an individual.
3. Mr. Phil Schreiber, 400 Chesterfield Center, Chesterfield, MO. 63017, as an individual.

SPEAKERS IN OPPOSITION - None

REBUTTAL WAIVED

SHOW OF HANDS

6 IN FAVOR 0 IN OPPOSITION

APPROVAL OF THE MINUTES

The Minutes were approved from April 8, 1991.

COMMITTEE REPORTS

A. Ordinance Review Committee

Chairman Brown said the Committee met earlier this evening, under the direction of Planning Specialist Joseph Hanke, who will be leading the Committee forward on reviewing the Sign Ordinances of the City of Chesterfield. The Committee will concentrate, first, on permanent commercial business signs, and then proceed to three (3) other areas. The Committee intends to review all of the Sign Ordinances, and then present revisions. The Committee anticipates this process will take from four (4) to six (6) months.

B. Architectural Review Committee - No Report

C. Site Plan/Landscape Committee

Chairman Kirchoff stated the Committee is still awaiting information from Department of Planning staff on the landscaping issue.

D. Comprehensive Plan Committee/Chesterfield Valley Study

Chairman Domahidy stated she has no news on the Chesterfield Valley Study, as the Committee is awaiting receipt of proposals.

Director Duepner stated that the public hearing for the Comprehensive Plan is set for May 13, 1991. He further stated that the Department will publish a notice in the newspaper, post notice at the Government Center, and send a press release to the media, as well.

E. Procedures Committee - No report.

OLD BUSINESS

- A. P.C. 20-88 Thomas C. Walker; a request for amendment of "C-8" and "FPC-8" Planned Commercial District Ordinance; north side of North Outer 40, east of Long Road.

Director Duepner reported that the property is still in violation of the Zoning Ordinance, and the matter has been turned over to the City's Prosecuting Attorney for legal action. Therefore, the Department recommends this matter be held until the violation is abated.

Commissioner Domahidy made a motion to hold this matter. The motion was seconded by Commissioner Kirchoft, and passed by a voice vote of 6 to 0.

NEW BUSINESS

- A. P.Z. 8-91 Harold Arbeitman - Royal Companies; a request for a change of zoning from "M-3" Planned Industrial District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, approximately 400 feet east of Long Road.

Chairman McGuinness stated the petitioner has requested this matter be held.

A motion to hold this matter was made by Commissioner Domahidy. The motion was seconded by Commissioner Sherman, and passed by a voice vote of 6 to 0.

- B. P.C. 168-71 Sachs Properties, Inc. [Chesterfield Mall]; a request for reduction in required parking for "C-8" District; southwest quadrant of the intersection of U.S. Highway 40/61 and I-64, and Clarkson Road.

Chairman McGuinness excused herself from this portion of the meeting, due to a possible conflict of interest. The Chair was turned over to Vice-Chair Mary Domahidy.

Director Duepner presented the request and the Department's recommendation of approval, as stated in the report.

COMMENTS/DISCUSSION BY COMMISSION

- This is the second parking reduction request brought before the City. The first was the 158,000 square foot Sullivan-Hayes tract. When some revisions were sought to the setback requirements, they also requested and received approval of a fifteen percent (15%) parking reduction for the shopping center.
- The Chesterfield Cinema was included in the parking spaces calculation. The square footage of this building was included in the one-million square foot figure.
- A bus stop plaza was suggested, to be reviewed via a site plan.
- It was requested that no commercial signs be permitted on the bus stop structure.
- There could be one, or more, bus stops on the site. The location(s) is/are yet to be determined. The Department staff will meet with Bi-State to provide a reasonable location. Only one (1) bus route serves this area.
- It is hoped that Bi-State might consider another route to serve the area, possibly from the south.
- Peak period traffic flows may force a search for parking spaces.
- The Commission would approve this parking requirement change, if Bi-State provides the bus stop.
- The Commission will have an additional chance to review the additional parking and landscaping at the time of submittal of the amended site plan.
- The current Ordinance requires landscaping at the end of parking rows.
- A Variance was granted some time ago which does not require sidewalks along the Chesterfield Village Parkway.

A motion was made by Commission Brown to approve the request, as amended, with the addition of requiring "on-site public transportation stop or stops." The motion was seconded by Commissioner Kirchoff. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner Sherman, yes. The motion passed by a vote of 5 to 0.

Chairman McGuinness returned to the meeting at this time.

C. Planning Commission Status Sheet.

This was received and filed by the Commission.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. D.L. 2-49 Spirit of St. Louis Airpark (Centurion Investment); "M-3" District Landscape Plan; east side of Beechcraft Avenue, north of Edison Avenue.

Director Duepner presented the plan for Commission review.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, except that the landscaping be a combination of ornamentals and Forsythia along the west side, instead of all Forsythia. The motion was seconded by Commissioner Domahidy, and passed by a voice vote of 6 to 0.

B. P.C. 36-88 Barnes Continuing Care; "MXD" Architectural Elevations; south side of Olive Boulevard, west of Appalachian Trail.

Director Duepner presented the elevations for Commission consideration.

Commission Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request, except that the perimeter of the western grouping of mechanical equipment is to be fully enclosed, rather than only on three (3) sides, with an opening a maximum of four (4) feet to be allowed on the southeast corner of the perimeter. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION OF COMMISSION

Commissioner Kirchoff amended the motion to require the siding covering the mechanical equipment be approximately the same color as the shingles, rather than the same as the color of the siding on the building.

Commissioner Sherman did not accept the amendment.

Upon a roll call, the vote for the original motion to approve the request, as submitted, was as follows: Commissioner Brown, yes; Commissioner Dalton, no; Commissioner Domahidy, yes; Commissioner Kirchoff, no; Commissioner Sherman, yes; Chairman McGuinness, no. The motion failed due to a tie vote of 3 to 3.

A motion was made by Commissioner Kirchoff to approve the request, with the exception that the westernmost area be surrounded on all four (4) sides, rather than just three (3), with the exception being a four (4) foot maximum entrance-way near the southeast corner; and that the vinyl siding on the structures be a charcoal grey approximation of the shingle colors on the building, or that it be painted to match the shingles. The motion was seconded by Commissioner Dalton. Upon a roll call, the vote was as follows: Commissioner Brown, no; Commissioner Dalton, no; Commissioner Domahidy, no; Commissioner Kirchoff, yes; Commissioner Sherman, no; Chairman McGuinness, yes. The motion failed by a vote of 4 to 2.

A motion was made by Commissioner Brown to approve the Department's recommendation, with the addition of the total enclosure of the mechanical device on the west side of the building, with a maximum opening not in excess of four (4) feet in the southeast corner of that mechanical screening; and it would be a combination of vinyl siding to match the building, and asphalt shingles also to match the building. The motion was seconded by Commissioner Domahidy. Upon a roll call, the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, no; Commissioner Sherman, yes; Chairman McGuinness, no. The motion passed by a vote of 4 to 2.

- C. P.Z. 3-90 Dean Frankiewicz; CUP in "FPNU" District Site Development Plan and Architectural Elevations; north side of North Outer Forty, east of Boones Crossing.

This matter was held during the Site Plan Review Committee meeting held earlier this evening at the request of the Department of Planning/Economic Development.

- D. P.Z. 13-90 Maurice L. Hirsch, Jr.; CUP Site Development Plan and Architectural Elevations in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Director Duepner presented the plans and the Department's recommendation of approval of the site development plan, and submittal of the architectural elevations for Commission review.

Commissioner Kirchoff made a motion to approve the site development plan and to hold for architectural review and for an improved landscape plan. The motion was seconded by Commissioner Domahidy.

COMMENTS/DISCUSSION BY COMMISSION

- Additional landscaping would be desired near and adjacent to the present buildings, plus the new building to be added, and, if practical, around the south portion of the new riding rink.
- The color of the roof was discussed.
- More detail regarding the fences was requested.
- Discussion about which panels on the buildings are planned to be dark, and which panels are to be the light color.

The motion to hold on the architectural elevation and landscape plan approval, but to approve the site plan, passed by a voice vote of 6 to 0.

Director Duepner stated there has been a request by the Historical Commission of the City of Chesterfield. They will be conducting a tour of historical sites within the City, and have extended to the Planning Commission an invitation to participate in that tour. Depending upon the response, they may, if there are enough Commission Members interested, have another historical trip some time during the month of May. They are proposing a tour May 4, 1991. He requested the Commission Members advise the Department tomorrow morning what their plans would be regarding this invitation.

The meeting adjourned at 9:07 P.M.

William Kirchoff, Secretary

[MIN4-22]