CORRECTED

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 14, 2003

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Dan Layton, Jr.
Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. B. G. Wardlaw
Chairman Victoria Sherman
Mr. Doug Beach, City Attorney
Mayor John Nations
Mr. Barry Streeter, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Barbara Weigel, Senior Planner
Mr. David Bookless, Project Planner
Ms. Kathy Lone, Planning Assistant

ABSENT

Mr. Jerry Right

II. INVOCATION: Commissioner Wardlaw

III. PLEDGE OF ALLEGIANCE:

Chairman Sherman recognized the attendance of Mayor John Nations, Councilmember Mary Brown (Ward IV), Councilmember Connie Fults (Ward IV), and Council Liaison Barry Streeter (Ward II).

IV. PUBLIC HEARINGS:

Commissioner Banks read the first portion of the "Opening Comments."

A. **P.Z. 4-2003 (14891 Olive Boulevard CSP):** request for a "Commercial Service Procedure" within an "NU" District for a .47 acre tract of land located at 14891 Olive Boulevard, on the north side of Olive Boulevard, east of Faust Park. (Locator Number: 17R140116)

Permitted Uses:
Professional, business, government or institutional office uses, including medical offices/clinics, but excluding banks.

Retail services of a business or educational nature, such as studios, tailors, or similar service facilities. There shall be no sale of any goods at retail or wholesale, except for accessory retail sales in association with a specific service.

Proposed Uses:
Medical office/clinic

Senior Planner Barbara Weigel gave a power point presentation of the proposed site and surrounding area.

1. Mr. Dequan Zou and Shufang Zheng, 14891 Olive Boulevard, Chesterfield, MO 63017, petitioners for **P.Z. 4-2003 (14891 Olive Boulevard CSP)**, stated the following;

   - Site is convenient location;
   - First floor would be for medical practice, second floor would be living quarters for the petitioners;
   - The first floor is approximately 1,400 square feet and the second floor is approximately 1,000 square feet;
   - Petitioners own the site;
   - No major changes would be made to the site;
   - Petitioners do not have plans to eliminate any of the landscaping;
   - ***One of the petitioners will be the only medical person in the office***;
   - Neighbors do not have problems with this proposal;
   - The current parking area is gravel and concrete;
   - Petitioners will supply the number of parking spaces that would be required by the City.

SPEAKERS IN FAVOR – None

SPEAKERS IN OPPOSITION –

1. Mr. Jim Foley, Cultural Site Manager for Faust Park, St. Louis County, 15185 Olive Boulevard, Chesterfield, MO 63017, speaking in opposition to **P.Z. 4-2003 (14891 Olive Boulevard CSP)**;

- Speaker complimented the City of Chesterfield with regulating Olive Boulevard and keeping it residential in appearance;
- Speaker stated that the County does not want any major changes to the residential nature of this proposal.

REBUTTAL – None

City Attorney Doug Beach stated that a Commercial Service Procedure (CSP) is the same in 'NU' Non-Urban zoning as in residential zoning. Mr. Beach stated that the preference is that someone would live in a home in a CSP.

Ms. Weigel stated that the following issues would be reviewed and addressed:

- Number of parking spaces that will be needed;
- Clarification of the percentage of the house that will be for the CSP and the percentage for living space;
- Define the Permitted Uses for exactly what is being asked for;
- Define the number of employees and clients (for future growth);
- The City's definition of home occupation versus Commercial Service Procedure (CSP).

Commissioner Banks read the closing portion of the "Opening Comments."

V. APPROVAL OF MEETING MINUTES

Commissioner Broemmer made a motion to approve the March 24, 2003 Meeting Minutes. The motion was seconded by Commissioner Macaluso **and passes by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT -

1. Mr. Rod Callies, 15 North Gore, Webster Groves, MO, petitioner and speaking in favor of **River Crossings, Lot 1 (Farotto's);**

    - Speaker stated that he was present to answer questions.

2. Mr. T. Michael Lawless, Lawless Homes, 298 Vance Road, Valley Park, MO, petitioner and speaking in favor of **P.Z. 22A-2002 Wildhorse Way**;

   - Speaker presented a hand-out to the Commission;
   - Speaker stated that MoDOT will not approve a road lining up with Eagle Crest Estates (across the street) due to insufficient sight distance based on an inside curb that currently exists. Speaker stated that MoDOT will approve two (2) curb cuts;
   - Speaker stated that the City Department of Public Works is asking for a separate road;
   - Speaker asked that this petition be placed on the April 28, 2003 Planning Commission Agenda.

3. Mr. Frank Miceli, 208 Chesterfield Industrial Boulevard, Chesterfield, MO 63005, petitioner and speaking in favor of **P.Z. 27-2002 Royal Oak Estates**;

   - Speaker stated that he was present to answer questions.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

A. McBride & Son Center: Site Development Concept Plan and Conceptual Landscape Plan for "C-8" Planned Commercial District on 2.806 acres of land located north of Chesterfield Airport Road, west of Boone's Crossing.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Concept Plan and Conceptual Landscape Plan for **McBride & Son Center**. The motion was seconded by Commissioner Layton **and passes by a voice vote of 7 to 0.**

B. River Crossings, Lot 1 (Farotto's): Site Development Section Plan, Architectural Elevations, and Landscape Plan for a restaurant building on a 1.97 acre tract of land, zoned PC Planned Commercial District, located north of Chesterfield Airport Road, across from Public Works Drive.

Commissioner Macaluso, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Evelations and Landscape Plan for **River Crossings, Lot 1 (Farotto's)** with the condition that utilities at River Crossing are to be installed underground during June of 2003 and that failure to install utilities underground may result in a "stop work order" or revocation of approval.
The motion was seconded by Commissioner Wardlaw **and passes by a voice vote of 7 to 0.**

VIII. OLD BUSINESS -

A. P.Z. 27-2002 Royal Oak Estates: A request for a change of zoning from a "NU" Non-Urban District to a "E-One Acre" Estate District. for a 12.4 acre tract of land located north of Wildhorse Creek Road, to the west of the "Tara at Wildhorse" subdivision, in a subdivision known as "Royal Oak Ranch."

Project Planner David Bookless gave an overview of **P.Z. 27-2002 Royal Oak Estates**. Mr. Bookless stated that, at the request of the Planning Commission, the petitioner is requesting to rezone to 'E-One Acre' Estate District instead of 'E-3.' Mr. Bookless stated that a requirement for an 'Avigation Easement' has been added to Attachment A which will remove any liability to the Spirit of St. Louis Airport. Mr. Bookless stated that, according to the Comprehensive Plan, six (6) units could be built (two-acre lots) while this petition call for ten (10). The difference would have negligible impact on traffic.

Commissioner Nolen made a motion to approve **P.Z. 27-2002 Royal Oak Estates**. The motion was seconded by Commissioner Banks.

Commissioner Macaluso stated that this petition is against the Comprehensive Plan.

Upon a roll call the vote was as follows: Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Layton, yes; Commissioner Macaluso, no; Commissioner Nolen, yes; Commissioner Wardlaw, yes; Chairman Sherman, yes.

The motion passes by a vote of 6 to 1.

IX. NEW BUSINESS -

A. Policy Concerning Submittal of Information to Planning Commission.

Director of Planning Teresa Price gave an overview of this policy proposal. Ms. Price stated that Staff reports are available for the petitioners on the Thursday morning before a Planning Commission meeting at 8:30 a.m.

Chairman Sherman stated that if additional information is submitted, telephoned or e-mailed after packets are picked up, the Commissioners would be notified.

Chairman Sherman stated that 'corrective changes' are changes (typographical) that could be easily made.

City Attorney Beach suggested giving the petitioners something in writing that any new information must be submitted to Staff no later than Friday at noon and Staff will e-mail or telephone Commissioners that new information is available for pick-up.

Commissioner Banks suggested stating in the policy that petitioner's have the option of having an item 'held.'

General discussion followed concerning using the words 'may be' and 'shall be.'

Mayor Nations stated that this policy is also a way of informing the public and not encouraging late submittals which may be a surprise to the public.

Chairman Sherman stated that Staff would revise the policy and bring back to the April 28, 2003 Planning Commission meeting.

X. COMMITTEE REPORTS:

A. Committee of the Whole
B. Ordinance Review Committee
C. Architectural Review Committee
D. Landscape Committee
E. Comprehensive Plan Committee
F. Procedures and Planning Committee
G. Landmarks Preservation Commission

Councilmember Streeter stated that Mr. Mike Kodner has resigned from the Planning Commission.

The meeting unanimously adjourned at 8:11 p.m.

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Jerry Right, Secretary