PLANNING COMMIfSSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 10, 1995

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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy - arrived later
Chairman Barbara McGuinness
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Dave Dalton
Ms. Patricia O'Brien

INVOCATION - Commissioner Mary Domahidy

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - There were no public hearings.

APPROVAL OF THE MINUTES

A. **Approval of Minutes from Meeting of March 27, 1995.**

A motion to approve the minutes was made by Commissioner Casey, seconded by Commissioner Domahidy.

A correction to the minutes was noted on page 14, first sentence under COMMENTS/DISCUSSION, change the spelling of the word "to" to "too."

The motion to approve the Minutes, as amended, passes by a voice vote of 6 to 0.

OLD BUSINESS - None

PUBLIC COMMENTS

1. Mr. Jim Hall, Hall & Halsey Assoc., Inc., 10820 Sunset Office Drive, St. Louis, MO 63127 - declined to speak.

NEW BUSINESS

A. **P.Z. 22-94 City of Chesterfield Planning Commission**; a proposal to amend the Zoning Ordinance of the City of Chesterfield relative to Home Day Care.

(Note: This item was tabled by the Planning Commission at its meeting of March 27, 1995.)

B. **P.Z. 5-95 McDonald's Corporation;** amendment of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North (formerly Schoettler Road).

Planner II Joe Hanke noted the Department of Planning recommends the Planning Commission withhold action on this item.

A motion to hold this item was made by Commissioner Domahidy, seconded by Commissioner Casey, and passes by a voice vote of 6 to 0.

Commissioner McCarthy arrived at this time.

C. **P.Z. 8-95 Dr. Catherine A. Conway;** Commercial Service Procedure (C.S.P.) in "NU" Non-Urban District; north side of Wild Horse Creek Road (State Highway CC), west of Wildhorse Parkway.

Senior Planner Laura Griggs-McElhanon handed out a Memorandum dated April 10, 1995, to the Commission, summarized the request and Department's recommendation of approval, subject to conditions in the report and Attachment A (as revised in the Memorandum presented this evening).

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

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Chairman McGuinness, yes. The motion passes by a vote of 7 to 0.

D. **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove);** "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District; south side of Ladue Road (County Road AB), east of Green Trails Drive.

Director Duepner noted the Department's recommendation that this matter be held until further notice, at the petitioner's request.

A motion to hold this matter was made by Commissioner Casey. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 7 to 0.**

E. **P.C. 87-83 Sachs Properties (Hilltown Village Shopping Center);** a request for parking reduction in "C-8" Planned Commercial District; north side of Olive Boulevard, east of Chesterfield Parkway North.

Planner II Joe Hanke noted the Department's recommendation of approval as stated in the report.

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

Upon a roll call the vote was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Chairman McGuinness, yes. The motion passes by a vote of 7 to 0.

Director Duepner inquired whether the Commission likes the new format of the report.

The Commissioners noted they like the tables.

F. **P.Z. 10-95 Chesterfield Hotels, Inc.;** amendment of "C-8" Planned Commercial District Ordinance Number 439; northwest corner of the intersection of Swingley Ridge Drive and Nardin Drive.

Planner I Toni Hunt summarized the issues being evaluated by the Department, noting the recommendation this matter be held until the Planning Commission Meeting of April 24, 1995.

A motion to hold this matter was made by Commissioner Domahidy and seconded by Commissioner Casey.

Issues Added to List

- Department should give some thought to the future of Nardin Drive in the area of this project. Should Nardin Drive continue to be residential, as it is now, or be considered as some type of non-residential usage.

- If Nardin Drive doesn't remain residential, would this development fit in with whatever the future of the area would be.

- Commission should consider the petitioner's request, noting this was the only ground available to them at this time. The decision regarding the future of the Nardin Drive residential portion is for those residents to work out.

- The Department was requested to obtain the brochure/pictures Mr. Jackson stated were available for the Hampton Inn, depicting more color choices.

- The Commission and Department needs to be sensitive to the feelings of residents of Nardin Drive.

The motion to hold passes by a voice vote of 7 to 0.

G. Correspondence from the City Attorney concerning political signs.

Director Duepner summarized City Attorney Beach's letter, noting the Planning and Zoning Committee requested the Ordinance be amended. The Department recommends a motion be approved to hold a public hearing on this matter.

A motion to set a public hearing on this matter was made by Commissioner Casey, seconded by Commissioner Bly **and passes by a voice vote of 7 to 0.**

H. Memorandum from the Director of Planning concerning amending of Planned Environment Unit Ordinance No. 752, Chesterfield Farms (P.Z. 22, 24, 25 & 26-92).

Planner I Toni Hunt summarized the Department's recommendation for approval of the changes to City of Chesterfield Ordinance Number 752, as outlined in the Staff report.

A motion to approve the Department's recommendation was made by Commissioner Casey, seconded by Commissioner McCarthy **and passes by a voice vote of 7 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.C. 148-86 Chesterfield Village, Inc. (Parcel C-140);** "C-8" Planned Commercial District Site Development Concept Plan; northwest corner of Chesterfield Airport Road and Chesterfield Parkway South.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Development Plan only for Grading Permit Purposes for Chesterfield Village, Inc. (Parcel C-140). The motion was seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

B. **River Valley Estates**; "R-2" 15,000 square foot Residence District Subdivision Record Plat; east side of River Valley Drive at River Valley Court.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the River Valley Estates Subdivision Record Plat. The motion was seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

C. **Braefield Subdivision**; Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District Re-Subdivision Plat of Lots 16, 17, 18 & 19; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Re-Subdivision Plat of Lots 16, 17, 18 & 19 of Braefield Subdivision. The motion was seconded by Commissioner Casey **and passes by a voice vote of 7 to 0.**

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No Report.

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

C. **Site Plan/Landscape Committee**

Committee Chairman Kirchoff noted the Committee didn't have a sufficient number of members present to have an official meeting, but they discussed a few items which resulted in some nominal adjustments in wording. He suggested the Committee members get together after tonight's meeting to decide whether they want to make these changes, send out information to everyone, or have an additional meeting.

D. **Comprehensive Plan Committee**

Committee Co-Chairman Domahidy noted they are finalizing the West Area Study document.

E. **Procedures and Planning Committee** - No Report

Chairman McGuinness asked for input regarding the Planning Commissioners Workshop.

Commissioner Broemmer noted he thought, from a general sense, it was good. He personally didn't get much out of it, or thinks it was that great, but on the whole he thinks it was a good workshop.

Commissioner Casey noted he thought Mr. Joe Hanke did an excellent job, the content was good, and it was a good workshop.

Chairman McGuinness noted it is amazing to find out that a number of other Planning Commissions aren't provided written reports.

Commissioner Casey noted he believes we are fortunate in Chesterfield to have the Planning Department Staff that we do and the job they do for the Commission.

Chairman McGuinness noted they asked if the Commission has ever been involved in helping with the budget for the Planning Department. She appointed a Budget Committee of: Commissioner Casey, Commissioner Bly and herself.

The meeting adjourned at 7:55 p.m.

Patricia O'Brien, Secretary

[MIN4-10.095]