

V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
April 9, 1990

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

PRESENT

Chairman Barbara McGuinness
Mr. Jamie Cannon
Mr. David Dalton
Ms. Mary Domahidy
Mr. William Kirchoff
Dr. Alan Politte
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Councilmember Dick Hrabko, Ward IV
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Mary Brown
Mr. Charles Bryant
Mr. Les Golub

INVOCATION: The Reverend Robert Hermann, Incarnate Word Catholic Church

PLEDGE OF ALLEGIANCE - All

Chairman McGuinness called on Councilman Hrabko to announce that the City Council conducted a Special Meeting at 6:00 p.m. this evening to re-appoint Mrs. Mary Brown and Mr. Golub to the Planning Commission. Also, at the Mayor's nomination, the Council appointed Mr. David Dalton to serve on the Planning Commission.

Chairman McGuinness presented a plaque to retiring Commissioner Kimberly Burnett in recognition of her contributions to the Chesterfield Planning Commission.

Chairman McGuinness presented a plaque to Dr. Alan Politte in recognition of his contributions to the Chesterfield Planning Commission. Dr. Politte was elected to the Ward III City Council. Dr. Politte read his letter of resignation to the Planning Commission.

PUBLIC HEARINGS - Mr. Jamie Cannon read the opening remarks.

- A. P.Z. 3-90 Dean R. Frankiewicz; a request for a Conditional Use Permit to allow an illuminated golf course, practice driving tees, miniature golf course, recreational land uses, and associated accessory buildings and structures in the "NU" Non-Urban District and "FPNU" Flood Plain Non-Urban District, for a 40.0 acre tract of land located on the north side of North Outer Forty Road, approximately 1000 feet east of Boones Crossing. (Locator No. 17T43-0026)

Mr. Walter Lamkin, on behalf of the petitioner, presented the request, stating the following.

- o The owners under contract of this proposed 40 acre tract of land are Dean Frankiewicz, professional golfer, and Dick Frank, engineer.
- o The proposal is for a combination miniature golf course, driving range, club house, full-size golf course.
- o The water would be provided by a shallow well, however, water for consumption would be brought in from an outside source. The source of water for washrooms is yet to be determined. The well would be checked regarding possible use for washing of hands. Currently the nearest water line runs along the Airport Road.
- o The cross-access agreement would be addressed, if necessary.
- o Clayton Engineering, consultant, has approved the access plan over the top of the Levee. A plan has been submitted whereby the grade would be eased to enable cars to get over the top of the Levee.
- o There are no existing St. Louis County utilities. The drainage would be via a septic tank. The petitioner would provide approvals from MSD and the Department of National Resources relative to sewers.
- o A stormwater plan will be provided to the City.
- o The differential run-off from the parking lot will be addressed, as the petitioner is planning a series of lakes and ponds in the golf setting.
- o Mr. Lamkin requested clarification by the Commission regarding comments received from the St. Louis County Highways and Traffic Department indicating the requirement of Trust Fund Assessment payments in several areas. He believes that only 1/2 acre of the proposed project would possibly be subject to such payments. He questioned the authority of Chesterfield to collect these fees.
- o Mr. Lamkin stated that he does not perceive the right-of-way along the Chesterfield Spur Road as a problem.

COMMENTS/CONCERNS BY COMMISSION MEMBERS

- o The miniature golf course and driving range will be lighted. The golf course will not be lighted.
- o The decision to build in a flood plain area. The Riverside Golf Course in Fenton was cited as an example of success.
- o The proposed building would include a snack bar. Some usual golf-course type equipment would be available for purchase.

Mr. Glen Borgard, Volz Engineering, covered the following topics:

- o The building is proposed to be concrete block type with a concrete base which, during flood stages, would require cleaning and making ready for public use. The floor of the building would be at flood level.
- o The area is protected by an Agricultural Levee, which gives a 25 to 50-year protection. The petitioner will have to decide what type of grass is to be utilized.
- o The Levee is about 468 feet, the grade of the site is about 456 feet (twelve (12) feet below the top of the Levee.
- o The building would be 1500 square feet.
- o Mr. Volz stated that a letter was sent to Mr. Bill Human, Chairman for the Monarch Chesterfield Levee District, with the proposed plan for crossing the Levee to the site. Mr. Human forwarded the information on to Mr. Barr, engineer for the Monarch Chesterfield Levee District. Mr. Barr sent a letter (dated December 15, 1989) of reply indicating approval of the crossing, with the stipulation that the site would not in any way affect the integrity of the Levee, or change the height of the Levee. (A copy of the letter was provided to the Commission)
- o It was noted that Clayton Engineering is an advisor to the District, and the District may accept or reject the recommendation.
- o Mr. Volz stated that the petitioner would have to submit engineering plans for review and approval by the Board of Directors of the Chesterfield Levee District.
- o In the event of a flood, the well would be there to provide service to the restrooms only. It would not be used for domestic service. Fresh water would be brought in. The quality of the water would be tested to determine if it could be used for washing of hands. If the water was not up to standards, it could be hooked-up to a portable tank of fresh water. When the river would be at flood stage the well would be capped. The standard type of septic tank with absorption field would be utilized.

- o Mr. Volz stated the petitioner would welcome the opportunity to hook-up to St. Louis County utilities, when these connections become available.
- o The proposed building materials would be concrete block type, to enable washing down of the building in the event of flooding.

SPEAKERS IN FAVOR

Mr. Mike Harris, 440 Hunter Hill, Chesterfield, MO, speaking as an individual.

SPEAKERS IN OPPOSITION - None

REBUTTAL - Waived

A show of hands indicated: Favor 14 - Opposed 0.

APPROVAL OF THE MINUTES

The minutes of the Planning Commission Meeting of March 26, 1990 were approved.

COMMITTEE REPORTS - None

OLD BUSINESS

Councilmember Hrabko and Doug Beach left the meeting at this time.

- A. P.C. 120-84 Queathan House, Ltd.; request to amend LPA in "NU" Non-Urban District Ordinance; north side of Olive Boulevard, at Westernmill Drive.

Mr. Duepner presented the report from the Historical Commission and the Department's recommendation of approval with conditions as stated in the Department's report.

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

Mr. Beach re-entered the Council Chambers at this time.

Dr. Politte amended the motion to include addition of evergreens on the south side of the parking area, to provide screening from Olive Boulevard.

It was noted that the expansion of the hours of operation would warrant a public hearing, due to the possible impact on adjacent properties.

Upon a roll call the vote was as follows: Mr. Dalton, Abstained; Mr. Cannon, yes; Ms. Domahidy, yes; Mr. Kirchoff, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 5 to 0, with 1 abstention.

NEW BUSINESS

- A. P.C. 22-88 Hennemeyer Company, Inc.; request to amend "C-8" District Ordinance; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner stated that the petitioner had requested that this item be withdrawn from this evening's agenda.

- B. P.Z. 34-89 Benjamin D. Houlihan, Jr.; request to amend "M-3" District Ordinance; south side of Olive Street Road, east of Eatherton Road.

Mr. Duepner presented the request and the Department's recommendation of approval subject to conditions stated in the report.

A motion to approve the Department's recommendation was made by Mr. Kirchoff and seconded by Ms. Domahidy. The motion passed by a voice vote of 5 to 0, with Commissioner Dalton abstaining.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.Z. 1-90 Long Road Realty Venture, Inc.; "C-8" District Site Development Plan and Building Elevations; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

Ms. Kleiner presented the request and the Department's recommendation of approval of the site development plan. The architectural elevations were presented to the Commission for review and consideration.

A motion to approve the Department's recommendation was made by Mr. Kirchoff, on behalf of the Site Plan Review Committee. The motion was seconded by Mr. Cannon.

The motion was amended to approve the site plan and elevations, but hold for a revised landscape plan submitted to the Planning Commission for its review.

Ms. Kleiner requested clarification from the Commission regarding the its landscaping requirements.

Mr. Kirchoff stated that the requirement would be:

- o Additional landscaping on the north end of the building to provide screening from Chesterfield Airport Road, and planting in that immediate area.
- o Additional landscaping along the north property line.
- o Addition of larger trees just south of the north entrance along Long Road, comparable to the larger trees on the north side of the entrance.
- o Addition of landscaping in the islands in front of the new, smaller building.
- o Additional shielding along the back, particularly the north end, of the building from Chesterfield Airport Road.

The motion passed by a voice vote of 5 to 0, with Commissioner Dalton abstaining.

The meeting adjourned at 8:20 p.m.

Mr. Charles Bryant - Secretary

[MIN4-9]