

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
APRIL 8, 1996**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Robert Grant
Ms. Carol Kenney
Ms. Patricia O'Brien
Mr. Allen Yaffe
Chairman Michael J. Casey
Mr. Douglas R. Beach, City Attorney
Mayor Jack Leonard
Council Liaison Dan Hurt (Ward III)
Ms. Laura Griggs-McElhanon, Acting Director of Planning
Mr. Kevin Jackson, Planning Technician
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Linda McCarthy

INVOCATION - Commissioner Robert Grant

Commissioner Dalton arrived at this time.

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Mayor Jack Leonard, Councilmember Dan Hurt (Ward III) - Council Liaison, Councilmember Linda Tilley (Ward IV), and Mr. Bill Kirchoff, former Planning Commissioner.

PUBLIC HEARINGS: Commissioner Yaffe read the "Opening Comments."

- A. **P.Z. 7-96 Lawrence & Therese Mintz;** a request for a Commercial Service Procedure in the "NU" Non-Urban District for a 1.2 acre tract of land located on the north side of Wild Horse Creek Road, approximately five hundred feet west of the intersection of Wild Horse Creek Road and Wild Horse Parkway. Proposed Use: Office (Locator No. 18V230078)

Acting Director Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Larry Mintz, petitioner, assisted by Mr. Wayne R. Gottschall, engineer for the project, presented the request.

SPEAKERS IN FAVOR:

1. Mr. Emil Tomschin, 17713 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual.
2. Mr. Andrew Platts, 17644 Wildridge Drive, Chesterfield, MO 63005, spoke as an individual.
3. Mr. Jeff Citrin, 17103 Surrey View Drive, Chesterfield, MO 63005, spoke as an individual.
4. Mr. John Morgenthaler, 202 Fick Farm Road, Chesterfield, MO 63005, spoke as an individual.
5. Mr. Bill Kirchoff, 17627 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual.

SPEAKERS IN OPPOSITION - None

SPEAKERS - NEUTRAL:

1. Mr. Ralph Severson, 17665 Wild Horse Creek Road, spoke as an individual.
2. Mr. Bob Nation, 17669 Bridgeway Circle, Chesterfield, MO 63005, spoke as an individual.
3. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke on behalf of Citizens for Responsible Growth.

Acting Director Laura Griggs-McElhanon noted the following policies/procedures followed regarding notification of public hearings:

The City is required by law to publish public hearings in the legal newspaper. We also publish notices in the Journal newspapers received by all residents of Chesterfield free of charge, twice a week. The Mintz property was posted with a 3' x 3' sign. The policy approved by the Planning and Zoning Committee of Council is for notification on public hearings such as rezonings, in addition to property owners within 200', a notice is sent to Trustee's of subdivisions within one (1) mile when the petition property is not located within a subdivision. The Mintz property was not located within a subdivision, therefore we sent

notices to trustees of subdivisions within one (1) mile, and Chesterfield Lakes Subdivision was well outside of the required one (1) mile radius. Relative to Comprehensive Plan notifications - it has not been the policy of the Department, nor do we have a policy adopted by the Planning and Zoning Committee, about notification for revisions to the Comprehensive Plan. We publish the hearing notice in the newspapers just like we do rezoning petitions. The West Area Study Committee directed the Planning Department to send notices to the property owners within the "Office Campus" designated area, which we did. The Department currently has a process in place in which several residents and businesses provide Staff with self-addressed, stamped envelopes in which to send them notices of public hearings and/or Commission meeting agendas.

REBUTTAL:

Mr. Mintz noted the following:

- the sign will be no larger than 18" high by 24" wide;
- there will be no parking of vehicles, either trucks or cars, on the site overnight;
- sharing the driveway with Dr. Conway might be complicated; and
- parking can be put behind the property, but he thought placement of the driveway further away from the Chesterfield Elementary School would be the better plan.

Mr. Mintz then read into the record a letter from neighbors living directly west of the subject site (Mr. & Mrs. Glaser) expressing their support of the proposed petition.

Commissioner Yaffe read the final portion of the "Opening Comments" for P.Z. 7-96, and the "Opening Comments" for the Comprehensive Plan Update.

- B. Comprehensive Plan Update;** proposed revisions concerning text relative to the Office Campus designation located on Wild Horse Creek Road.

Acting Director Laura Griggs-McElhanon read the memorandum which summarized the proposed Comprehensive Plan Amendment. She noted the Department will present issues at the next Commission meeting on April 22, 1996.

Comments by Commissioners:

1. define "low-rise," (i.e., 1 story, 2 stories, 3 stories, actual height, etc.);

2. maintain a residential look for office-type use utilizing landscaping, parking structures, etc. and
3. the Department was requested to bring photos of two (2) specific sites which were provided as "Office Campus" development examples for the West Area Study Committee.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL:

1. Mr. Don Bowers, 17531 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual.
2. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke on behalf of Citizens for Responsible Growth.
3. Mr. Bill Kirchoff, 17627 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual.
4. Mr. Ralph Severson, 17655 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual.

REBUTTAL - Waived

Commissioner Yaffe read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of March 22, 1996.

A motion to approve the minutes, as amended, was made by Commissioner Grant, seconded by Commissioner Bly and passed by a voice vote of 8 to 0.

PUBLIC COMMENTS: - There were no speakers.

Commissioner Dalton left the meeting.

OLD BUSINESS: - None

NEW BUSINESS:

- A. **P.Z. 34-95 City of Chesterfield Planning Commission**; a proposal to amend Section 1003.167; Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative additions to grading, building, etc. permits in certain districts.

A motion to hold was made by Commissioner Grant, seconded by Commissioner Yaffe and passed by a voice vote of 7 to 0.

Commissioner Dalton returned to the meeting.

- B. **P.Z. 18 & 19-93 Nooning Tree Partnership**; amendment to a Planned Environment Unit (PEU) in the "R-3" 10,000 square foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

A motion to hold this item was made by Commissioner Grant, seconded by Commissioner Yaffe and passed by a voice vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.Z. 12 & 13-95 Windsor Development (Crossing at Chesterfield)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District Site Development and Landscape Plans; east side of Kehrs Mill Road, south of the terminus of Countryside Manor Parkway.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development and Landscape Plans, as recommended by the Department with three (3) conditions noted in the Department's memorandum. The motion was seconded by Commissioner Kenney and passed by a voice vote of 8 to 0.

- B. **P.Z. 24-95 Fahrenhorst Enterprises, Inc. (All About Children)**; Conditional Use Permit (CUP) in the "R-1A" 22,000 square foot Residence District Site Plan, Landscape Plan and Architectural Elevations; north side of Wild Horse Creek Road, west of the intersection of Wild Horse Creek Road and Baxter Road Extension.

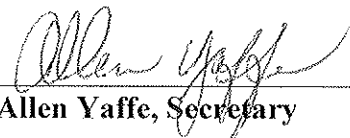
Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Plan, Landscape Plan and Architectural Elevation, subject to Department's approval of the color of siding on the west and north elevations. The motion was seconded by Commissioner Kenney and **passed** by a voice vote of 7 to 1, with **Commissioner Broemmer voting no.**

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

Acting Director Laura Griggs-McElhanon noted the updated Planning Commission Committee Lists were handed out to Commissioners, and requested they review and advise Staff of any necessary changes/corrections.

The meeting adjourned at 8:34 p.m.


Allen Yaffe, Secretary

[MIN4-8.096]