



PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 27, 2000

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

I. PRESENT

Mr. David Banks
Mr. Fred Broemmer
Mr. Charles Eifler
Ms. Victoria Sherman
Chairman Dan Layton, Jr.
Mr. Rob Heggie, Acting City Attorney
Councilmember Mike Casey, Council Liaison
Ms. Teresa Price, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Mary Claire Goodwin, Project Planner
Ms. Kathy Lone, Executive Secretary/Planning Assistant

ABSENT

Ms. Stephanie Macaluso
Ms. Rachel Nolen
Mr. Jerry Right

II. INVOCATION: Chairman Layton

III. PLEDGE OF ALLEGIANCE: All

Chairman Layton recognized the attendance of Councilmember Mike Casey (Ward III) as Council Liaison.

Chairman Layton stated that Commissioner Nations had resigned from the Planning Commission. Commissioner Nations will be serving on the City Council and did not want to present a possible conflict of interest by voting twice on any project.

IV. PUBLIC HEARINGS: None

V. APPROVAL OF MEETING MINUTES

A motion to **approve** the March 13, 2000 Meeting Minutes was made by Commissioner Eifler and seconded by Commissioner Broemmer. The motion **passes** by a voice vote of 5 to 0.

VI. PUBLIC COMMENT:

1. Mr. Charlie Clamp, 14331 Millchester Circle, Chesterfield, MO 63017, speaking in opposition to P.Z. 07-2000 William H. Jamison;
 - Speaker presented pictures to the Commission which showed the subject property from his property;
 - Speaker stated that his major concern is erosion and water run-off;
 - Speaker stated that he would prefer the subject site to remain residential and not become commercial;
 - Speaker expressed concern that the additional asphalt would create more erosion problems.

Chairman Layton reviewed the Public Hearing process.

VII. NEW BUSINESS

- A. P.Z. 07-2000 William H. Jamison; A request for a Commercial Service Procedure (CSP) procedure in the "R-2" 15,000 square foot Residence District for a 1.155 acre tract of land located on the south side of Olive Boulevard, 500 feet west of Westernmill Drive. (Locator Number: 16R31-1065). Proposed Use: General Office.

Assistant Director of Planning Laura Griggs-McElhanon presented the issues to the Commission and stated that Staff is asking that P.Z. 07-2000 William H. Jamison be held until all issues have been addressed and the receipt and review of all agency comments. Ms. Griggs-McElhanon asked the Commission if they had additional items for Staff to review.

Commissioner Banks asked Staff to present a map showing commercial uses and other Commercial Service Procedures (CSP) on Olive Boulevard down to Hog Hollow.

Commissioner Eifler had questions on the following issues: #6. "Location and size of proposed drive aisle;" and #7. "Location, size and number of proposed parking spaces." Commissioner Eifler said that the petitioner stated during the Public Hearing that he would rather not put in the asphalt but he was required to do so by the ordinance. Commissioner Eifler asked Staff to look at this as to where it is required in the ordinance.

Ms. Griggs-McElhanon stated that the Zoning Ordinance has requirements pertaining to access aisles and parking space size. Ms. Griggs-McElhanon stated that she will be providing information relative to this to clear up what was discussed at the last meeting pertaining to the ability of or lack of a request for a parking reduction. Ms. Griggs-McElhanon stated that the petitioner does not have a choice since a parking reduction is based on thousands of square footage of commercial use and a petitioner must prove that **the development will have** more than one use. Parking spaces are based on the square footage that is going to be used for a business.

Commissioner Eifler stated that since drainage run-off is a problem, it would be exacerbated by increasing the asphalt.

) Ms. Griggs-McElhanon stated that this same situation came up before with the Bolk Tax Service. In their situation, the subdivision behind the Bolk's was also much lower and the petitioner had to do some detention work on the back of their property to keep water from going over it. This is something that the Department of Public Works is reviewing and will make a recommendation for a condition that could help the current situation.

Commissioner Eifler asked Staff that if the petitioner does not want to put in more asphalt but the City is requiring it, what are the particulars on the issue whether or not the Commission could recommend not putting in more asphalt.

Ms. Griggs-McElhanon stated that this information would be provided in the Staff Report.

Commissioner Sherman stated that, in regards to issue #1, "The type, size and location of any freestanding business signage," she wants to know what the restrictions are concerning any type of signs, including ones in the windows.

Ms. Griggs-McElhanon stated that this information would be in the Staff Report.

Commissioner Sherman made a motion to hold P.Z. 07-2000 William H. Jamison until all issues have been addressed and the receipt and review of all agency comments. The motion was seconded by Commissioner Eifler and **passes by a voice vote of 5 to 0.**

B. P.Z. 08-2000 City of Chesterfield: A proposal to amend the City of Chesterfield Zoning Ordinance by creating a new Section 1003.167(20) Traffic Studies.

Project Planner Mary Claire Goodwin gave an overview of P.Z. 08-2000 City of Chesterfield and stated that the issues have been addressed in the attached ordinance.

Chairman Layton stated that the changes raised by Commissioner Nations at the Planning Commission meeting of March 13, 2000 have been adopted into the Ordinance.

Commissioner Eifler stated that, for clarification purposes, he wanted to amend the language of Section 1:

Section 1. Upon application for new development, proposals to develop previously zoned but undeveloped property and/or the amendment to an existing zoning, if a traffic study shall be determined necessary by the Director of Planning and/or the Director of Public Works, they shall notify the Developer in writing and the Developer shall deposit with the City in a special Escrow

the sum of Two Thousand Dollars (\$2,000.00) to be **used** as a deposit toward the expenses incurred by the City **in employing a traffic consultant to study the traffic issues for the proposed development.** This may include review of Traffic Studies presented by the developer or to undertake traffic studies on behalf of the City.

Commissioner Eifler made a motion to accept the ordinance, as amended, for P.Z. 08-2000 City of Chesterfield Planning Commission. The motion was seconded by Commissioner Sherman.

Upon a roll call, the vote was as follows: **Commissioner Banks, yes; Commissioner Broemmer, yes; Commissioner Eifler, yes; Commissioner Sherman, yes; Chairman Layton, yes.**

The motion to accept the ordinance, as amended, passes by a vote of 5 to 0.

VIII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS:

- A. **T.K. Properties I, L.L.C.**; Site Development Plan and Signage for the "PC" Planned Commercial District and Landmark Preservation Area (LPA), located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Chairman Layton, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Signage for T.K. Properties I, L.L.C. with an exemption from the City's sprinkler requirements. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 5 to 0.**

- B. **T.K. Properties II, L.L.C.**; Site Development Plan, Signage, and Landscape Plan for the "PC" Planned Commercial District and Landmark Preservation Area (LPA), located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Chairman Layton, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan, Signage and Landscape Plan for T. K. Properties II, L.L.C. with an exemption from the City's sprinkler requirements. The motion was seconded by Commissioner Broemmer **and passes by a voice vote of 5 to 0.**

- C. **Busch-Strutman, L.L.C.**; Site Development Plan and Landscape Plan for the "PC" Planned Commercial District and Landmark Preservation Area (LPA), located on the south side of Chesterfield Airport Road, east of Baxter Road Extension.

Chairman Layton, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Landscape Plan for Busch-Strutman, L.L.C. with an exemption from the City's sprinkler requirements. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 5 to 0.

- D. **Logan College**: Site Development Plan and Architectural Elevations for a Maintenance Building, William M. Harris, D.C. Sports Complex Pavilion, and associated restrooms in the "NU" Non Urban District, located on the west side of Schoettler Road, north of Brook Hill Drive.

Chairman Layton, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Architectural Elevations for a maintenance building, William M. Harris D.C. Sports Complex Pavilion and associated restrooms for Logan College. The motion was seconded by Commissioner Eifler and passes by a voice vote of 5 to 0.

IX. **COMMITTEE REPORTS:**

A. **Ordinance Review Committee –**

Commissioner Sherman stated that the Ordinance Review Committee would meet once the Planning Department has more staff.

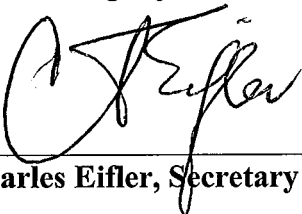
- B. **Architectural Review Committee – No report**
C. **Site Plan/Landscape Committee – No report**
D. **Comprehensive Plan Committee – No report**
E. **Procedures and Planning Committee – No report**

Chairman Layton stated that a practical demonstration on lighting is tentatively scheduled for Monday, April 3, 2000.

X. **ADJOURNMENT**

A motion to adjourn was made by Chairman Layton and unanimously seconded. The motion passes by a voice vote of 5 to 0.

The meeting adjourned at 7:31 P.M.



Charles Eifler, Secretary