PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 27, 1995

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

PRESENT **ABSENT**

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy
Ms. Patricia O'Brien
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

INVOCATION - Commissioner Michael Casey

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - **Commissioner Dave Dalton read the "Opening Comments"**

A. **P.Z. 10-95 Chesterfield Hotels, Inc.:** a request for an amendment to the "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 439 for a 1.9 acre tract of land located at the northwest corner of the intersection of Swingley Ridge Drive and Nardin Drive (Locator Numbers 18S23-0082, 18S23-0093, 18S23-0103, and 18S23-0136). Proposed Use: Hotel, including customary services for guests.

Planner I Toni Hunt gave a slide presentation of the subject site and surrounding area.

Mr. Bob Jackson, a partner of Chesterfield Hotels, Inc., spoke on behalf of the petitioner noting the following:

- Introduced the other partners of Chesterfield Hotels, Inc. - Bob Obermeier, owner of Market Resources, Inc.; and David Parmley, broker with extensive experience as a manager of hotels.

- David Volz, Volz Engineering, will do the engineering for this project.

- Proposed hotel will be locally owned and operated.

- There are three (3) hotels in our general area: The Doubletree Hotel; The Residence Inn; and Marriott West (in Town and Country).

- The universal consensus from both business people and residents was that, yes, there is a definite need in the City for this type of hotel (i.e., rooms priced between $50 and $60, as opposed to $100+).

- Described the proposed site and surrounding area.

- The proposed site has excellent visibility from Highway 40, with access from Olive Street Road on the east, and Chesterfield Village Parkway on the west.

- The petitioner will complete Swingley Ridge Road, as required by the City.

- The proposed hotel would be three (3) stories, with approximately ninety-two (92) rooms.

- The proposed hotel would be approximately 46,000 square feet, and have a footprint of approximately 16,500 square feet.

- The site is approximately 1.9 acres, zoned "C-8;" and the present ordinance would permit a three (3) story, 57,000 square foot office building with a footprint of approximately 19,000 square feet.

- The proposal is for a limited service hotel - will not have a bar, restaurant or banquet facilities. It would have an indoor pool and spa, exercise room, and at least one (1) meeting room. Guests would receive a free Continental Breakfast.

- The petitioner has applied for a franchise with The Hampton Inn Company.
- A photo of a typical Hampton Inn was shown to the Commission.
- The exterior of the proposed building would be a dryvit material, similar to the new exterior on Bly's Ethan Allen Showroom on Olive.
- The front of the proposed hotel would have a drive-thru canopy, and the projection on the rear is the indoor pool.
- The site will be heavily landscaped (approximately twenty-five percent (25%) of the site) and include an inground irrigation and underground stormwater retention system.
- Parking will be as required by the City.
- The petitioner met with residents of Nardin Drive to discuss the proposed plan and obtain feedback from residents. The overwhelming discussion of the evening was about how the proposed hotel might impact the future commercial value of their property.
- Some residents suggested that if all of Nardin Drive would be developed, in addition to the proposed site, it would enable residents to receive a better commercial value for their property. The petitioner is not in a position to do this.
- If and when the time comes for Nardin to become rezoned for another use, the quality of the proposed development will enhance the future possibilities of surrounding properties.

COMMENTS/DISCUSSION

Commissioner McGuinness asked how the dryvit building fits into the surrounding architecture (i.e., the Atrium, Emerald Point Building).

Mr. Jackson noted the proposed hotel would be a different material than the Atrium; however, the Merrill Lynch Building across the street is also different.

Commissioner McGuinness inquired about the color of the proposed hotel.

Mr. Jackson noted the light color is a Hampton Inn specification.

Commissioner Dalton inquired if the proposed hotel would be similar to the Hampton Inn at Dorsett and 270.

Mr. Jackson stated the photo shown is of the Hampton Inn at Dorsett and 270. There will be two (2) differences: 1) the proposed hotel will be three (3) stories, the photo shows four (4) stories; and 2) the canopy on the proposed hotel will be more to the front of the building than the one shown in the photo.

Commissioner Domahidy asked about the square footage of the proposed hotel.

Mr. Jackson stated it would be approximately 46,000 square feet, with a footprint of approximately 16,500 square feet. A three (3) story hotel building is not as tall as a three (3) story office building (i.e., the ceilings are lower in the hotel).

Commissioner O'Brien inquired about the number of parking spaces proposed, and why the developer isn't proposing a four (4) story building.

Mr. Jackson noted the parking spaces are approximately 103, more than required by Ordinance.

Commissioner O'Brien noted there would be a lot of asphalt.

Mr. Jackson noted three (3) stores are requested because the Department advised the petitioner there would not be room for adequate parking for a four (4) story hotel.

Commissioner O'Brien requested a comparison, in terms of square footage, between the footprint of the proposed hotel and the Hampton Inn shown in the photo.

Mr. Jackson stated he believes it would be similar.

SPEAKERS IN FAVOR:

1. Mr. Vernon Martens, 14725 Mill Spring Drive, Chesterfield, MO 63017, spoke as an individual noting the following:

- Hotel space in Chesterfield is very limited, and additional hotel space would be an amenity to the City.

- His business has frequent out-of-town clients who would prefer to stay in the Chesterfield area, but, a great deal of the time are unable to find room space.

- He believes the proposed hotel of less than 100 moderately priced rooms, with local ownership, would be desirable in the community, and appears to be compatible with surrounding uses.

- If completion of Swingley Ridge results in its being open, he believes it would be a further plus to the overall development of this part of Chesterfield.

- He supports this quality development.

SPEAKERS IN OPPOSITION:

1. Ronald Wilson, 844 Nardin Road, Chesterfield, MO 63017, spoke as an individual noting the following:

- All residents are not agreeable to the proposed development.

- He requested a copy of the "C-8" Ordinance for the subject site.

Chairman McGuinness directed the Department to provide Mr. Wilson with a copy of this ordinance. Staff will provide a copy this evening.

- Opening of Swingley Road would bring more traffic problems to the area.

- The proposed hotel is not compatible with the surrounding residential area.

Chairman McGuinness asked Mr. Wilson what he would like to see developed at the site.

Mr. Wilson noted an office building would be more desirable than the proposed hotel.

2. Mr. Don Toone, 845 Nardin, Chesterfield, MO 63017, spoke on behalf of Nardin Drive residents noting the following:

- On Saturday, March 25th, he woke up at 6:00 a.m., with a helicopters lifting air conditioners and large equipment above the Mall.

- Nardin Drive is no longer just a residential district, with fifteen (15) residences. They are now encompassed by commercial buildings, multi-family homes, and a tremendous amount of traffic on the Highway.

- Stormwater currently flowing from the Highway has eroded the ditch at the rear of his property to a depth of four (4) or five (5) feet.

- Concern about safety due to increased traffic on Swingley Ridge Road.

- The development would bring transient people into a semi-private neighborhood.

- Swingley Ridge Road is a public street, but he believes it is poorly maintained by the City (i.e., stormwater drainage, pot holes, etc.).

- Proposed development is not conducive with the aesthetic value of the area. The proposed building is not of the same quality as the two (2) existing office buildings.

- The property has had several contracts since 1986. He presented a handout to the Commission.

- Residents would like the petitioner to develop the entire area.

Commissioner O'Brien inquired about the acreage of West County Acres.

Mr. Toone stated it is approximately twenty (20) acres.

Commissioner McCarthy asked if West County Acres is for sale.

Mr. Toone noted he believes everyone on the street would sell if someone wanted to buy it. He is concerned that the proposed development would be taking the best portion of the property and would set the tone for the area. He noted further concern regarding the residential area being boxed in by commercial, and hindering residents' accessibility to the Highway.

Commissioner McCarthy noted it is not the fault of the petitioner that the residential area is a pocket in the middle of the Urban Core,

3. Mr. William Akers, 623 Nardin Drive, Chesterfield, MO 63017, spoke as an individual noting the following:

- His house will be approximately forty-five (45) to fifty (50) feet from the proposed building.

- Has current problem with washouts at the back portion of his property, and believes that, if asphalt is put in, it will wash out his entire back yard.

- Concern about privacy.

- He was offered a price five (5) years ago for his ground that was seventy-five percent (75%) higher than what he would get today.

- He would like the entire side of Swingley Ridge Drive developed under one proposal/plan.

Commissioner O'Brien inquired if someone told Mr. Akers his property values would drop specifically seventy-five percent (75%).

Mr. Akers said quite a few people (i.e., developers) have told him this. He asked if he could get the same money today that he would have gotten five (5) years ago, and they told him he would not. He stated there is not room for a cheap, middle-class hotel - we need a good, big hotel for Chesterfield. Fifty (50) feet is too close to his home.

SPEAKERS NEUTRAL - None

REBUTTAL

Chairman McGuinness asked Mr. Jackson to address the following issues:

- the intrusion into the residential neighborhood;

- the architecture does not fit into what is there;

- stormwater issues;

- you are taking the good land and leaving the rest of it;

- Mr. Akers' house is fifty (50) feet from the proposed building and hotel clients will be looking into his home;

- Swingley Ridge opening; and

- essentially, the development doesn't fit into the residential neighborhood.

Mr. Jackson noted the following:

- He did not mean to imply that the developer had talked to all of the residents of Nardin Drive, or that all residents stated they were in favor of the proposed development.

- In discussions between the developer and residents some residents said this was the logical place for a hotel.

- Swingley Ridge Drive dead-ends at the front of the proposed development. When it is opened it will be an arterial road. He doesn't believe the proposed hotel will create a tremendous amount of traffic on that road.

- The developers are not speculators, as they have every intent to own, build and operate the proposed hotel themselves.

- The dryvit is not a cheap siding, it is a good solid material.

Chairman McGuinness inquired how it fits in, architecturally, with buildings on the same side of the street as the proposed hotel.

Mr. Jackson noted the two (2) buildings are office buildings, and therefore architecturally different than the proposed hotel. He further stated:

- The proposed hotel is one hundred (100) feet from the back property line of the subject site. The actual hotel will be one hundred and thirty (130) feet from the back property line.

- The developer is not in a position to develop the entire area all at once. This property has been for sale for a long time.

- He handed out photos of Mr. Akers side yard.

- The Hampton Company gives clients a 100% guarantee that, if they are not happy with their rooms, they get their money back.

- The hotel will encourage good, quiet people as clients.

- The developer has no control over the price which residents along Nardin will receive for their property.

Mr. Dave Volz noted that Volz Engineering will provide an under ground water detention system for the subject tract, exactly the same as for the Atrium.

Commissioner McCarthy inquired whether this work would alleviate the existing stormwater situation.

Mr. Volz noted the proposed site would be at the high point of the water shed.

Commissioner Dalton read the next portion of the "Opening Comments"

Chairman McGuinness noted this would be the last show of hands the Commission will perform.

SHOW OF HANDS

In Favor:	12	In Opposition:	17	Neutral	1

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

APPROVAL OF THE MINUTES

A. **Approval of Minutes from Meeting of March 13, 1995.**

A motion to approve the minutes was made by Commissioner Casey, seconded by Commissioner McCarthy **and passes by a voice vote of 9 to 0.**

PUBLIC COMMENTS

1. Mr. Tom Schroyer, 288 Woodcliffe Place Drive, spoke regarding P.Z. 6 & 7-95 Kelly Residential Group (Wildhorse Springs) noting the following:

   - No one represented Wildhorse Springs Plat 1 at the public hearing on this matter.
   - Residents met with Councilmember Cullen and, subsequently with representatives of Kelly Residential Group and brought up several concerns.

   A motion to waive the rules to allow Mr. Schroyer to speak for a longer period of time was made by Commissioner O'Brien and seconded by Commissioner Casey. **The motion passes by a voice vote of 9 to 0.**

   Mr. Schroyer continued:

   - If there cannot be a separate street, the residents of Wildhorse Springs Plat 1 would like a separate construction entrance.

- If Phase II occurs, residents would like to see another entrance from Wild Horse Creek Road, as construction traffic, along with cars being parked along the roadway, would present a serious safety hazard to children/residents (i.e., narrow roadway, emergency vehicle access).

- Residents feel Phase I should be completed before beginning Phase II, as there are still homes in Phase I which are not completed.

- Residents feel that, if there is going to be a Phase II, they should have their own Homeowner's Association who would be financially responsible for construction damage to streets, sidewalks due to construction traffic.

- The developer sent a letter to residents of Wildhorse Springs Plat 1 stating "Should residents of Plat I object to Plat II to the City of Chesterfield, Kelly Residential Group will not guarantee that any of the above (list of some things they might do) would be done." He believes this is a threat.

COMMENTS/DISCUSSION

City Attorney Beach and Chairman McGuinness requested a copy of the letter.

A copy of the letter was made by Staff and given to the Commission.

City Attorney Beach inquired about the concerns of Woodcliffe Subdivision.

- Mr. Schroyer noted he lives on Woodcliffe Place Drive, and all construction traffic for Phase II is being run through this roadway. All thirty (30) residents of Woodcliffe Place Drive in Wildhorse Springs Plat 1 are concerned about the safety of their children due to the traffic.

2. Mr. Jim Zavradinos, 2045 So. Old Highway 94, St. Charles, MO 63303, spoke regarding P.Z. 6 & 7-95 Kelly Residential Group, noting the following:

   - The petitioner has asked Cybertel to allow them to put in a six (6) foot fence in order to meet requirements of Department of Planning Staff. If Cybertel says they have to have an eight (8) foot fence, the petitioner cannot comply with recommendations of Staff. He is waiting for a reply from Cybertel.

   Chairman McGuinness noted she is going to ask the Department Staff to restate all of this during presentation of their report tonight.

COMMENTS/DISCUSSION

Chairman McGuinness read the letter referred to earlier, noting the City has no control over Homeowner's Associations, Trustees, etc.

Mr. Zavradinos noted the developer will do what the City requires.

Chairman McGuinness inquired about the implied threat in the letter to Woodcliffe Place Drive residents of Plat I.

Mr. Zavradinos noted he attended a meeting with representatives of Wildhorse Springs Plat 1, the Kelly Group, etc., and they decided:

They would either have a separate set of restrictions, if all right with the City; or, if it wasn't approved by the City, and there were certain issues residents of Plat 1 were concerned about, the petitioner would exclude residents of Plat 1 from liability for Plat 2.

Chairman McGuinness inquired if a resident from Plat 1 spoke out against the approval of Plat 2, would this void the $1,000.00 promised to trustees for trees, etc.

Mr. Zavradinos stated he does not know.

City Attorney Beach asked Mr. Zavradinos to inform the Commission with regard to the issues articulated as to why Plat 1 would not want to have the same requirements as Plat 2.

Mr. Zavradinos noted the following:

- residents were concerned about the maintenance and liability of the portion of common ground near Caulks Creek in the flood plain; erosion; liability would have to do only with existing structures within a flood plain, and the area is common ground. If residents are concerned about liability for this area, the petitioner would accept that portion of the common ground away from liability of Plat 1, and have it solely upon the liability of Plat 2 residents.

- The letter referred to one association and separate liabilities. The petitioner has received input that no one wants an entrance on Wild Horse Creek Road, and it is physically impossible to do so because of the grade. The only possible construction access is where the driveway is to the Rose Reuther tract - (this would be dangerous).

- Phase 2 always included stub streets - this was communicated to residents of the area.

OLD BUSINESS - None

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.

Planner II Joe Hanke pointed out, for the record, that the Ordinance Review Committee met on this matter and it is being referred back to the Planning Commission so that the Department's recommendations, along with those of the City Attorney, may be compiled and formally forwarded to the Planning and Zoning Committee of Council. Those recommendations would be forwarded to Mr. Kendig to assist in his review and preparation of the new development code.

A motion to **table** the item until the Commission is ready to act on it was made by Commissioner Domahidy and seconded by Commissioner Bly. **The motion passes by a voice vote of 9 to 0.**

B. **P.Z. 5-95 McDonald's Corporation;** amendment of an 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 petitioner has not indicated a desire for Commission action on this item, to date; therefore, the Department recommends this item be held.

A motion to hold the item was made by Commissioner O'Brien ,seconded by Commissioner Broemmer **and approved by a voice vote of 9 to 0.**

Commissioners McCarthy and Dalton left the meeting.

C. **P.Z. 6-95 Kelly Residential Group (Wildhorse Springs Plat 2)**; "NU" Non-Urban District and "FP-NU" Flood Plain Non-Urban District to "R-1A" 22,000 square foot Residence District, "R-2" 15,000 square foot Residence District, and "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road (State Highway CC), northern terminus of Wilson Road;

AND

D. **P.Z. 7-95 Kelly Residential Group (Wildhorse Springs Plat 2)**; Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 square foot Residence District, "R-2" 15,000 square foot Residence District, and "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District and an amended Conditional Use Permit (C.U.P. #11 - P.Z. 8-92 John A. and Laverne Reuther -Cybertel); north side of Wild Horse Creek Road (State Highway CC), northern terminus of Wilson Road.

Planner II Joe Hanke summarized the report and Department's recommendation of approval of both the rezoning and Planned Environment Unit, subject to conditions stated in its report and Attachment A, and recommends the legal description for CUP #11 be amended to reflect the reconfiguration of the lease parcel, subject to approval of the requested rezoning and special procedure.

Commissioner Dalton returned to the meeting.

Planner II Joe Hanke noted the Department would request separate motions, one for the rezoning and one for the PEU.

A motion to approve the Department's report on the rezonings was made by Commissioner Casey and seconded by Commissioner Bly.

COMMENTS/DISCUSSION

There was much discussion regarding how the Commission should proceed.

Chairman McGuinness called a five (5) minute recess.

Chairman McGuinness reconvened the meeting at 8:40 p.m.

City Attorney Beach noted, as a point of order, that Robert's Rules of Order provides that, if you have a situation in which there are two (2) motions in which it's obvious that in order to have your discussion your second motion needs to follow the first motion; therefore, the Commission can have a motion to **suspend the rules** to permit the Commission to discuss both of the potential motions at the same time.

Commissioner Casey withdrew his motion.

A motion to **suspend** the rules to have P.Z. 6 & 7 moved and seconded for discussion at the same time was made by Commissioner O'Brien and seconded by Commissioner Domahidy. **The motion was approved by a voice vote of 8 to 0.**

A motion to **approve** P.Z. 6 & 7-95 was made by Commissioner Kirchoff and seconded by Commissioner Casey.

COMMENTS/DISCUSSION

- The densities shown on this plan were previously deemed far too dense according to the West Area Study Committee recommendation.

- Concern about a network of streets being detrimental to the feeling of neighborhood and community, and the stub street would be inappropriate due to the division of the properties by Caulk's Creek and differences in existing and proposed zoning to the west.

Commissioner O'Brien made a motion to amend the original motion on the PEU for approval, subject to deletion of Condition 4.i., of Attachment A. The motion was seconded by Commissioner Dalton.

COMMENTS/DISCUSSION

- Plat 1 and Plat 2 would be part of a whole subdivision, and Plat 2 would use the entrance to Plat 1.

- The stub street proposed on the western side of Plat 2 intended to serve a future development. If the stub street was removed, residents of Plat 2 would have access through Plat 1 onto Wild Horse Creek Road.

Planner II Joe Hanke noted the amendment was to eliminate the stub street which would access the Cittadino property which is currently land-locked.

- Future access to the Cittadino property would have to be from Wild Horse Creek Road.

- The City's Comprehensive Plan policy states we will have stub streets.

- A sense of community can be created by integrating our subdivisions.

- The street on the other side of the proposed stub could be a cul-de-sac.

- Mainly for safety reasons, the Department of Public Works believes it more appropriate to have a stub street in lieu of an additional access on to Wild Horse Creek Road.

Commissioner Bly left the meeting at this time.

- Caulk's Creek is the natural point at which you can justify changing the zoning, there is no realistic potential for any transfer across that Creek (i.e., connections between developments, etc.).

- It is possible, but highly unlikely, that anything developed on the west side of the creek will be connected to anything on the east side. The Comprehensive Plan indicates the Creek as a transition point to go to less dense zoning.

Commissioner Bly returned to the meeting at this time.

Upon a roll call the vote on the amendment to delete the stub street to the east (P.Z. 7-95, Attachment A, Page 4.i.) was as follows: Commissioner Bly, no; Commissioner Broemmer, no; Commissioner Casey, no; Commissioner Dalton, yes; Commissioner Domahidy, no; Commissioner Kirchoff, no; Commissioner O'Brien, yes; Chairman McGuinness, no.

The motion fails by a vote of 2 to 6.

Upon a roll call the vote on approval of P.Z. 6-95, as recommended by the Department, was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion for approval of P.Z. 6-95 passes by a vote of 7 to 1 .
Commissioner Dalton inquired about the buffering and access.

Director Duepner noted the portion of this development which would extend towards Wild Horse Creek Road is the southwestern lot where there is an existing residence which will be retained on that site. This is the only lot that will have frontage onto Wild Horse Creek Road. Trees/landscaping will be an issue to be looked at when the site development plan is presented.

Planner II Joe Hanke noted there is a condition in the Attachment which prohibits any additional driveways off of Wild Horse Creek Road, and the typical thirty (30) foot common ground buffer has not been incorporated into the Attachment because of the fact that this is an already developed lot. There will be no cut-through traffic - no connection at present.

Upon a roll call the vote on approval of P.Z. 7-95, as recommended by the Department, was as follows: Commissioner Bly, yes; Commissioner Broemmer, no; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion for approval of P.Z. 7-95 passes by a vote of 7 to 1 .

Commissioner Kirchoff noted he appreciates utilization of Table 2 of the report, noting some possible improvements:

- When you have two (2) different zoning categories, he would like a column added which either gives the number of lots subject to each zoning category or possibly an approximate percentage of the ground that relates to each category.

- Would like a column added which would show the average lot size.

Chairman McGuinness noted the Commission can reach consensus that those are points well taken, the Commission would like to see those additions, and congratulations to the Department on those nice tables.

Commissioner McCarthy returned to the meeting at this time.

E. **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 summarized the issues being reviewed by the Department, requested this matter be held until the meeting of April 10, 1995.

No items were added to the list.

A motion to hold the matter was made by Commissioner Casey, seconded by Commissioner Broemmer **and approved by a voice vote of 9 to 0.**

Commissioner Dalton left the meeting at this time.

F. **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.

Planner I Toni Hunt noted the Department is in receipt of correspondence from the petitioner asking this matter be held until further notice.

A motion to hold this matter was made by Commissioner Casey. The motion was seconded by Commissioner McCarthy **and approved by a voice vote of 8 to 0.**

G. **P.Z. 25-94 Jewish Community Centers Association (JCCA);** request for amendment of Conditional Use Permit (C.U.P. #16) in "R-2" 15,000 square foot Residence District; northeast corner of the intersection of Wild Horse Creek Road and Baxter Road Extension.

Planner I Toni Hunt noted the Department of Planning is in receipt of correspondence from Mr. John King, representing the JCCA, requesting the auditorium use included as a permitted use in Attachment A of the Conditional Use Permit No. 16, be deleted from the permitted uses. The Department recommends approval of the petitioner's request. The new Condition will read as follows: "The Conditional Use Permit shall authorize a not-for-profit community center and recreational facility with accessory uses which may include a gymnasium, indoor and outdoor swimming pools, child care center, meeting rooms, and one (1) athletic field."

A motion to approve the Department's report was made by Commissioner Casey, seconded by Commissioner Broemmer, **and approved by a voice vote of 8 to 0.**

Commissioner Dalton returned to the meeting at this time.

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

Director Duepner stated the Department hasn't completed its review, and recommends this item be held.

A motion to hold this item was made by Commissioner Domahidy. The motion was seconded by Commissioner Casey.

COMMENTS/DISCUSSION

- The question arose as to why the reduction of parking was requested.

Director Duepner noted that, under a "C-8" Planned Commercial District there is the ability of the petitioner to request a reduction in the required parking based on the mix of uses and sharing of parking spaces. The Department will outline the particulars in its report to the Commission at its next meeting.

- The incentive to do this could be to allow additional footage to be added to the center, not as much area in parking, or a combination of both.

Chairman McGuinness noted we are going to hold this and have discussion when it comes back. **The motion to hold was approved by a voice vote of 9 to 0.**

I. Memorandum from the Director of Planning concerning Planning Commission Meeting of March 18, 1995.

Director Duepner noted the following:

- During the meeting of the Commission on March 18, 1995, a number of Commissioners had indicated a desire to see a greater yard setback, both front and rear. This information was conveyed to Mr. Kendig to look at, but he was not requested to prepare revisions.

- As requested by the Commission, in all future Planned Environment Unit requests the petitioner will address the issue of setbacks, if they are seeking a reduction. Commission directed the Ordinance Review Committee and Architectural Review Committee to meet and pursue/discuss this issue further.

- Commission is looking to delete the requirement for the "Show of Hands." Director Duepner recommended a formal motion for the record.

- There was discussion about the "Public Comment" portion of meetings, and it was decided to retain that portion of the agenda.

- The Department is in the process of preparing a summary of the "Opening Comments."

- The Commission also discussed revision of the Planning Commission Minutes as follows:

  - a record of the meeting in terms of the date, time, location of meeting;

  - those attending, agenda items, motion and action on those items;

  - speakers identified as speaking in favor, opposition, or neutral; but not a summary of their comments.

  - the "Public Comment" portion will note the speaker and item discussed;

- the Committee reports and speakers;

- time the meeting adjourns; and

- the signature of the Secretary.

Director Duepner noted the Department keeps tapes of these meetings for a period of one (1) year. Lastly, the Commission agreed that the Department should continue to utilize the recommendations of the Commission, as contained in P.Z. 11-93 (the amendments to the Sign Regulations), in developing recommendations on sign conditions. As in the past, the Department will continue to reference this in its report to the Commission. He believes it appropriate for the Commission to make a motion to delete the "Show of Hands," as well as affirmation in terms of the outline of what the Department proposes the meeting minutes would henceforth contain.

Chairman McGuinness stated, in terms of the minutes, we should continue to note when and, if applicable, why a Commissioner leaves the meeting.

All Commissioners made a motion to delete the "Show of Hands" at the end of the Public Hearing. The motion was seconded by the entire Commission **and approved by a voice vote of 9 to 0. (This includes the changes to the meeting minutes, as outlined above.)**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Riverscene Estates**; "NU" Non-Urban District Large Lot Subdivision Record Plat; north of Wild Horse Creek Road at Old Wild Horse Creek Road and Fick Farm Road.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve the Record Plat for Riverscene Estates. The motion was seconded by Commissioner Domahidy **and approved by a voice vote of 9 to 0.**

B. **P.Z. 22-89 Cinton Development, Inc. (Mansions at Spyglass Summit)**; Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District and "R-3" 10,000 square foot Residence District Amended Site Development Plan; north side of Olive Boulevard at Westernmill.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve the amended Site Development Plan for P.Z. 22-89, including the eighteen (18) foot distance between Lots 48 and 49. The motion was seconded by Commissioner Casey **and approved by a voice vote of 9 to 0.**

C. **D.L. 2-49 Spirit of St. Louis Airport (Insituform - formerly Television Engineering Corp.)**; "M-3" Planned Industrial District Amended Site Development Plan, Landscape Plan and Architectural Elevations; east side of Goddard, north of Edison Avenue Extension.

Commissioner O'Brien, on behalf of the Site Plan Committee, made a motion to approve the amended Site Development Plan, Landscape Plan, and Architectural Elevations for D.L. 2-49, with the provision that four (4) additional deciduous trees be added to the north of the building, evergreen plants be added on the south side of the building, and additional landscaping be added on the east side of the building - all this is to be defined by the Departments of Planning and Public Works. The motion was seconded by Commissioner Casey **and approved by a voice vote of 9 to 0.**

COMMITTEE REPORTS

A. **Ordinance Review Committee**

Committee Chair Casey noted they met last Wednesday and tabled the two (2) issues before them.

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

C. **Site Plan/Landscape Committee**

Committee Chairman Kirchoff noted they will meet after tonight's meeting to schedule a Committee meeting .

D. **Comprehensive Plan Committee** - No Report

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

Chairman McGuinness inquired whether all interested parties were signed up for the Planning Commissioner's Workshop. There was no response.

The meeting adjourned at 9:22 p.m.

Carson L. McGuinness, Chairman for the Secretary

Patricia O'Brien, Secretary

[MIN3-27.095]