PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 23, 1998

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

PRESENT
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Mr. Dan Layton, Jr.
Mr. Allen Yaffe
Acting Chairman Robert Grant
Mr. Douglas R. Beach, City Attorney
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Ms. Reveena Shook, Planner II
Mr. Tim Reed, Planner I
Ms. Angela McCormick, Planner I
Ms. Sandra Lohman, Executive Secretary
Ms. Sharon Rhodes, Administrative Secretary

ABSENT
Chairman Rick Bly
Mr. Charles Eifler
Ms. Linda McCarthy

INVOCATION: Moment of silence.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS:

A. **P.Z. 14-98 City of Chesterfield Planning Commission**; a proposal to amend section 1003.140 "PC" Planned Commercial District regulations to include cemeteries, laundries and dry cleaning plants as permitted uses.

Commissioner Casey read the first portion of the "Opening Comments."

Planner I Timothy Reed presented the petition noting the following items addressed in the Memorandum from the Department to the Planning Commission:

- Staff, on behalf of the City of Chesterfield Planning Commission, is requesting that the PC Planned Commercial District be amended to include cemeteries;
- the request is in anticipation of other petitions that will come to the City, one (1) of which will be heard later tonight; and
- Staff is requesting that the laundries and dry cleaning plants be withdrawn at this time.

COMMENTS/DISCUSSION

- There was discussion regarding the issue of establishing a minimum lot size for a cemetery.

Assistant Director Griggs-McElhanon noted that, typically in the commercial districts you don't have minimum lot sizes such as this. The reason for amending the PC District is because the City will have a few instances, such as P.Z. 4A-98, where we have an existing cemetery that is now going to be surrounded by commercial development. Staff has not discussed minimum lot size requirement for cemeteries, but will add this to the issues to be addressed in the Staff report. The Staff memo references current requirements for cemeteries in the "NU" and "R" Districts.

- The amendment is being requested to permit existing cemeteries.

- The possibility of amending the ordinance to cover future cemeteries was discussed. This may be added to the "Issues Report."

- There is currently a 5 acre minimum lot size requirement for cemeteries in the Residential Districts.

- Clarification of the definition of a "Non-Conforming Use" was requested. This may be added to the issues addressed in the Staff report.

Planner I Timothy Reed noted there has been some question regarding submittal requirements for laundries and dry cleaning plants; therefore, the Department decided to pull this particular issue from the petition pending further clarification. The laundries and dry cleaning issue will be addressed in a future, separate petition.

SPEAKERS IN FAVOR - None

SPEAKERS IN OPPOSITION - None

SPEAKERS - NEUTRAL - None

REBUTTAL - Waived

Commissioner Casey read the next portion of the "Opening Comments."

B. **P.Z. 4A-98 Chesterfield Village, Inc. and First Baptist Church of Chesterfield**; a request for a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for a 0.94 acre tract of land located on the south side of Chesterfield Airport Road, 300 feet east of the intersection of Chesterfield Parkway South. (Locator Numbers: 18S41-0239 and 18S41-0228). Existing cemetery to remain; Proposed Use: Parking area, garage, access/internal drive

Planner I Timothy Reed gave a slide presentation of the subject site and surrounding area.

Steven Koslovsky, Attorney for the petitioner - Sachs Properties, noted the following:

- described the subject site and surrounding area;
- the specific request is to rezone both parcels: a) one was the subject of the prior public hearing (1/12/98) – approximately .4 acres; and b) the new parcel containing the First Baptist Church cemetery – approximately .54 acres;
- both parcels are to be combined with the existing "C-8" development to the southeast for purposes of parking and access for that development;
- the petitioner previously requested P.Z. 4-98 be postponed to allow the petitioner to add the cemetery property of the First Baptist Church (tonight's petition);
- the petitioner has secured the consent/agreement of the Trustees and Directors of the First Baptist Church, and is making this a joint petition (i.e., First Baptist Church and Sachs Properties for the two (2) parcels noted on the slides);
- the concept plan submitted at the January 12, 1998 meeting has changed only to the extent of adding this additional cemetery property;
- the petitioner will provide ample landscaping along Chesterfield Parkway, consistent with what Sachs Properties has provided in other areas of the Parkway;
- subsequent to discussion/comments heard earlier tonight during the Work Session of the Planning Commission, relocation of the entranceway to the building is something the petitioner will take into account;
- approval of the petition would allow a secondary access from Chesterfield Airport Road, and some parking area;
- the existing cemetery will be re-graded and markers replaced after the grading is completed;
- the cemetery will continue to be maintained, in perpetuity, by the Church, and will be part of the greenspace/landscaping that will eventually be put into place as the proposed office building is developed; and
- the petitioner requests the Commission to move ahead with both P.Z. 4-98 and P.Z. 4A-98, with a favorable recommendation.

COMMENTS/DISCUSSION

- The petitioner will provide ample landscaping for the proposed development along Chesterfield Parkway.

- The petitioner will remove the cemetery markers, add fill on top of the graves, re-grade, and then return the markers where they belong (i.e., at a higher elevation).

Mr. Leroy Woodard, P.O. Box 214, Chesterfield, MO 63006, spoke on behalf of the First Baptist Church located at 17155 Wild Horse Creek Road, noting the following:

- The church agreed to this petition over two (2) years ago.

- They expect this project to be completed by May or June of 1998.

- The Trustees have voted on and approved this request, and he will give them another update at their next meeting (tomorrow).

- Mr. Jerry Duepner will give the final presentation to the Church.

Acting Chairman Grant asked Mr. Woodard to fill-out a Speakers Card.

SPEAKER'S IN FAVOR: - None

SPEAKER'S IN OPPOSITION: - None

SPEAKER'S – NEUTRAL: - None

REBUTTAL: - Waived

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

APPROVAL OF THE MINUTES:

A motion to approve the February 23, 1998 Planning Commission Minutes was made by Commissioner Casey, seconded by Commissioner Yaffe **and passes by a voice vote of 6 to 0.**

A motion to approve the March 9, 1998 Planning Commission Minutes was made by Commissioner Casey, seconded by Commissioner Yaffe **and passes by a voice vote of 6 to 0.**

PUBLIC COMMENT: None

NEW BUSINESS:

A. **P.Z. 1-98 Hennessey Development Inc. (White House Farm)**; "NU" Non-Urban District to "R-2" 15,000 square foot Residence; east side of White Road, 2,500 feet south of Olive Boulevard.

(Note: Staff requests this be held until the next Planning Commission Meeting on 4-13-98.)

B. **P.Z. 6-98 Consolidated Health Care Resources Fund I, L.P** "R-1A" 22,000 square foot Residence District to "R-2" 15,000 square foot Residence District; east side of White Road, south of Olive Boulevard.

(Note: Staff requests this be held until the next Planning Commission Meeting on 4-13-98.)

AND

C. **P.Z. 7-98 Consolidated Health Care Resources Fund I, L.P.**; Conditional Use Permit (CUP) in the "R-2" 15,000 square foot Residence District; east side of White Road, south of Olive; and an amendment to an existing Conditional Use Permit (CUP), established by St. Louis County, P.C. 60-80, in the "R-2" 15,000 square foot Residence District for a 7.058 acre tract of land; east side of White Road, south of Olive. The total acreage encompassing this Conditional Use Permit request is 16.174 acres. Proposed Amendment: Expansion of existing Conditional Use Permit to allow the construction of an independent living facility and an adult/child day care.

(Note: Staff requests this be held until the next Planning Commission Meeting on 4-13-98.)

D. **P.Z. 8-98 Fisher-Frichtel, c/o John P. King (Whitestone Farm)**; "NU" Non-Urban District to "R-2" 15,000 square foot Residence District; west side of White Road, 2,000 feet south of Olive Boulevard.

(Note: Staff requests this be held until the next Planning Commission Meeting on 4-13-98.)

And

E. **P.Z. 9-98 Fisher-Frichtel, c/o John P. King (Whitestone Farm)**; a Planned Environment Unit (PEU) procedure in the "R-2" 15,000 square foot Residence District; west side of White Road, 2,000 feet south of Olive Boulevard

(Note: Staff requests this be held until the next Planning Commission Meeting on 4-13-98.)

A motion to hold items A. (P.Z. 1-98), B. (P.Z. 6-98), C. (P.Z. 7-98), D. (P.Z. 8-98) and E. (P.Z. 9-98) until the next Planning Commission Meeting on April 13, 1998, was made by Commissioner Casey, seconded by Commissioner Yaffe **and passes by a voice vote of 6 to 0.**

F. **P.Z. 12-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; "C-8" Planned Commercial District to "R-6A" 4,000 square foot Residence District; east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North

And

G. **P.Z. 13-98 Caplaco Twelve, Inc., c/o Capitol Land Company**; a Planned Environment Unit (PEU) Procedure in the "R-6A" 4,000 square foot Residence District for a 0.5 acre tract of land located on the east side of Forest Trace Drive, 500 feet south of Chesterfield Parkway North; and an amendment to an existing Planned Environment Unit (PEU) Procedure, established by St. Louis County, P.C. 142-79 Chesterfield Village Inc., in the "R-4" 7,500 square foot Residence District and the "R-6A" 4,000 square foot Residence District for a 60.5 acre tract of land; south side of Chesterfield Parkway North, east of Swingley Ridge Drive and on the north side of Swingley Ridge Drive, 500 feet west of Olive Boulevard The total acreage encompassing this Planned Environment Unit Procedure is 60.5 acres. Proposed Amendment: add a 0.5 acre tract of land for a recreation area and subtract another 0.5 acre tract of land.

Planner I Timothy Reed referred to the Staff memo, noting that item 2. addresses the issue brought up at the public hearing (3/9/98) regarding the maximum number of units allowed for this project (i.e., 478 are allowed per the Ordinance). He asked the Commission if they had additional issues.

No issues were added.

A motion to hold this petition until April 27, 1998, was made by Commissioner Casey, seconded by Commissioner Yaffe **and passes by a voice vote of 6 to 0.**

Assistant Director Griggs-McElhanon noted the date needs to be corrected to April 13th, not April 27th.

Acting Chairman Grant asked the Commission if anyone objected to holding P.Z. 12 & P.Z. 13-98 until the April 13, 1998 Planning Commission Meeting. There was no objection. **P.Z. 12 & 13-98 will be held until the April 13, 1998 Planning Commission Meeting.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.C. 91-88 The Siteman Organization, Inc.**; "M-3" Planned Industrial District Freestanding Project Identification Sign; Chesterfield Airport Road and Spirit Drive.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve the Freestanding Project Identification Sign for P.C. 91-88 The Siteman Organization, Inc., subject to approval of a lighting plan and landscape plan. The motion was seconded by Commissioner Casey **and passes by a voice vote of 6 to 0.**

B. **P.C. 141-79 Dierbergs Markets, Inc.**; "C-8" Planned Commercial District Site Development Section Plan, Architectural Elevations and Landscape Plan for part of Lot B of Chesterfield Village North, Plat #1; located off of Swingley Ridge Drive West, 1200 feet West of Chesterfield Parkway North.

Commissioner Yaffe, on behalf of the Site Plan Committee, made a motion to approve the Site Development Section Plan, Architectural Elevations and Landscape Plan for P.C. 141-79 Dierbergs Markets, Inc. The motion was seconded by Commissioner Casey **and passes by a voice vote of 6 to 0.**

IX. 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

Assistant Director Griggs-McElhanon stated there will be a Planning Commissioners Workshop on Thursday, April 30, 1998. She noted the following:

- Commissioner's who are interested in attending need to contact Sandy Lohman, Executive Secretary.
- The City pays for enrollment.
- The Workshops usually begin around 6:00 p.m., and last until around 9:00 p.m., or 9:30 p.m.
- The location will be the Ameren UE building on Chouteau.
- Enrollments should be turned-in a.s.a.p.
- As additional information becomes available, it will be passed-on to Commissioners.

Acting Chairman Grant encouraged Members of the Planning Commission to attend this Workshop.

A motion to adjourn was made by Commissioner Layton, seconded by Commissioner Broemmer, **and passes by a voice vote of 6 to 0.**

The meeting adjourned at 7:32 p.m.

Michael J. Casey, Secretary

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