PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 14, 1994

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

PRESENT

Mr. Fred Broemmer
Ms. Mary Brown
Mr. Dave Dalton - arrived later
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Barbara McGuinness
Mayor Jack Leonard
Councilmember Susan Clark, Council Liaison
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

ABSENT

Mr. Douglas R. Beach, City Attorney

INVOCATION - Commissioner Domahidy

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS Councilmember Susan Clarke read the "Opening Comments"

A. **P.Z. 3-94 Chesterfield Homes Development, Inc.;** a request for a change in zoning from "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District for a 3.3 acre tract of land located on the south side of Kehrs Mill Road, approximately 3000 feet east of the intersection of Clarkson Road (State Highway 340) and Kehrs Mill Road. (Locator Number: 21T620532) And,

P.Z. 4-94 Chesterfield Homes Development, Inc.; a request for a Planned Environment Unit Procedure in the "R-3" 10,000 Square Foot Residence District for the same 3.3 acre tract of land located on the south side of Kehrs Mill Road, approximately 3000 feet east of the intersection of Clarkson Road (State Highway 340) and Kehrs Mill Road. (Locator Number: 21T620532) Proposed Use: Single-Family Residences

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

Mr. Ron Hopper, Hopper Realty, 15632 Manchester Road, Ellisville, MO 63011, spoke on behalf of the petition noting the following:

- He, along with David Colvin, are representing Chesterfield Homes Development, Inc.

- The site was previously occupied by a "La Petite Academy."

Commissioner Dave Dalton arrived at this time.

- The proposed single-family subdivision will consist of ten (10) lots.

- The lots will range in size from approximately 8800 square feet up to a little over 13,000 square feet. They will average 11,000 square feet.

- A stub street to the west is proposed.

- Detention will be provided at the front of the site. There are two (2) water sheds on this site.

- The developer will work with County Highway Department and the City in the widening of Kehrs Mill Road to provide a center turn lane.

- Access to the subject development is proposed to be from Kehrs Mill Road, across from the proposed access to Twin Estates at Sycamore Ridge Subdivision.

- The zoning and land use of surrounding parcels was identified.

COMMENTS/DISCUSSION BY COMMISSION

- Homes will range in price from $250,000 to $300,000.

- Lot #10 is proposed to be a "flag lot," with access via a private drive running through a twenty (20) foot strip between Lots 8 and 9.

- A thirty (30) foot landscape buffer is required.

Mr. Dave Colvin, Clayton Engineering Company, 12755 Olive Boulevard, St. Louis, MO 63141, addressed the Commission noting the following:

- The common ground is to be both a detention area and landscape buffer.

- The developer will comply with the City's Landscape requirements, and provide detention, as necessary.

COMMENTS/DISCUSSION BY COMMISSION

- It was noted that a dry detention pond was not the same as a landscape buffer.

Mr. Colvin said they will provide the type of plantings that can work within the environment.

- The positioning of the house on Lot #10 has not been determined.

- Concern was raised regarding County Highway Department comments on whether the proposed access provides adequate sight distance.

Mr. Colvin noted the County Highway Department is requiring provision of 445 feet of sight distance in both directions along Kehrs Mill Road. A survey indicates that, by taking down some of the existing vegetation within that area, they can provide the required 445 feet.

- The new plan submitted by the developer shows a downsizing of the detention basin along Lot 9. The minimum thirty (30) foot common ground area will be provided.

- Lots 8 and 9 remain the same size as originally submitted.

Mr. Colvin noted that streets, sidewalks and utilities will all fall within, approximately, a 100 foot wide strip. Approximately ninety percent (90%) of the existing trees on the site will be preserved.

- Concern was expressed regarding using detention basins as buffers.

Mr. Colvin noted the developer had intended for the detention to be within the buffer area, along with landscaping.

- It was noted there would be some plantings between the detention area and the road, between the detention area and the lots, and within the detention area itself.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL:

1. Howard F. Litzsinger, 2301 Coventry Farm Court, Chesterfield, MO 63017-7390.

Mr. Litzsinger spoke as an individual noting the following:

- Concern regarding the handling of drainage from the proposed site.

- Residents of Coventry Farm have sump pumps in their basements due to the tremendous amount of water at this time, and are in the process of considering measures to drain some of the water.

Chairman McGuinness asked Mr. Litzsinger whether or not the developer of the proposed development has met with residents of his subdivision.

Mr. Litzsinger said they had not.

Commissioner Brown inquired as to which direction the water flows during a rainstorm.

Mr. Litzsinger said it flows two (2) directions: from the center of the detention area it flows towards Kehrs Mill; and the remainder drains towards Coventry Farm. There are three (3) or four (4) properties that are very concerned about this, as there is currently more water than can be handled. He believes there should have been several more storm sewer drains and pipes put in when Coventry Farm was developed. The builder (Fischer & Frichtel) has been contacted by residents, but has not responded. Coventry Farm Subdivision is approximately five (5) years old.

2. Tricia Groomes, 2306 Coventry Glenn Court, Chesterfield, MO 63017.

Ms. Groomes spoke as an individual noting the following:

- Concern about the drainage situation, especially from Lot 3 to the back of the proposed subdivision.
- Would like to know what the developer intends to do with the existing chain link fence that now surrounds the property.
- Inquired about the length of time this project will be under construction.
- Requested that a copy of the proposed layout be provided to the residents.
- Would like to be informed about what is proposed for the site.
- Noted that Lot 10 looks very strange.

Chairman McGuinness summarized the issues raised by Ms. Groomes as: the drainage issues; meeting with residents; chain link fence; length of time; and the Lot 10 issue.

Several Commission Members gave their copies of information provided for the proposed site to Ms. Groomes.

3. Mr. Brad Lee, 2302 Coventry Glen, Chesterfield, MO 63017.

Mr. Lee spoke as an individual noting the following:

- Has had four (4) cracks in his basement repaired due to hydrostatic pressure, and just learned of another due to heavy rains last month.
- Would like to see the existing trees protected.

Chairman McGuinness asked Mr. Hoppin why he hasn't met with residents.

Mr. Hoppin stated that he wasn't aware of any requirement to meet with the residents.

Chairman McGuinness asked Mr. Hoppin to meet with the residents and give them the revised plan before this item is placed on the agenda in two weeks.

Chairman McGuinness summarized the items to be addressed as: the length of time of construction; the chain link fence; and the drainage issues.

REBUTTAL

Mr. Colvin noted the following:

- When the actual construction plans for the subdivision are prepared, requirements of the City and MSD will be met. One requirement is that they don't direct any more peak flow to a watershed than is going there under present conditions. They will ensure that, when they prepare the design and install the storm sewer system, they will not let any additional water drain onto the Coventry Farm Subdivision during peak flow conditions.

Mr. Hopper stated the developer will work with the adjacent land owners regarding the chain link fence. This will be discussed at the required meeting between the developer and residents.

Mr. Hopper stated they would like to get started as soon as possible, and he anticipates the length of time to be one (1) year, depending upon the market.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Scruggs noted concern regarding the water runoff as follows:

- If you make calculations where there is no more runoff than currently exists, and get it to zero on Kehrs Mill Road, then you, conceivably, have twice as much runoff at the rear of the property.

- All residents of the surrounding area should be protected, not just those in a concentrated area.

Mr. Colvin replied that the engineer will carefully check each watershed, as required by the City of Chesterfield and MSD.

Commissioner Scruggs left the meeting at this time.

Commissioner Broemmer inquired about the collection of the water.

Mr. Colvin stated that, after the request is approved, collection of the water will be determined. They will either grade it so that more of the water is directed by overland flow towards Kehrs Mill Road, at which time detention basins will be provided, or pick it up with inlets at the back and pipe it to the detention basins along Kehrs Mill Road.

Commissioner Sherman inquired whether the sight distance requirement will become a problem relative to putting in some trees for buffering along the detention area.

Mr. Colvin stated they will try to provide all the trees required by the City, but will also have to be concerned with the safety issue.

Mr. Hopper noted that, as requested by the County Highway Department, he granted the County permission to clean out sixty (60) feet on the southwestern line of the parcel as part of the sight distance requirement for safety.

Commissioner Sherman inquired about preservation of the trees along the detention area.

Mr. Hopper stated it may be necessary to remove one (1) tree in order to meet the 445 feet of safety sight distance in front.

Commissioner Sherman noted concern that the developer follow proper procedures for saving existing trees, and that the root dripline area be protected utilizing proper horticultural techniques.

Commissioner Brown expressed her opinion that the flag lot is not desirable, and inquired whether the developer has considered other configurations.

Mr. Colvin noted this plan was worked out with the Planning Staff, and, in order for this subdivision to be economically viable, ten (10) lots are necessary.

Mr. Hopper stated the home on the flag lot will probably face Kehrs Mill Road.

Councilmember Clarke read the remainder of the "Opening Comments."

SHOW OF HANDS

FOR: 4 AGAINST: 4 NEUTRAL: 2

Chairman McGuinness requested Mr. Hopper and Ms. Groomes to work out details for a meeting between the developer and residents.

APPROVAL OF THE MINUTES

Director Duepner stated the sentence on page 4 should read: The Director indicated the road would be installed to provide access to the land to the east, if to be developed.

Commissioner Sherman made a motion to approve the minutes from the meeting of February 28, 1994, subject to a correction to page 4. The motion was seconded by Commissioner Broemmer **and passed by a voice vote of 8 to 0.**

PUBLIC COMMENTS - None

OLD BUSINESS - None

NEW BUSINESS

A. **P.Z. 18 & 19-93 Nooning Tree Partnership**; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure 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.

(Note: This item is placed on the agenda as information only. It has been tabled by the Planning Commission until further notice.)

B. Memorandum from the Director of Planning concerning proposed Architectural Design Guidelines of the Planning Commission.

Director Duepner noted these are presented to the Commission for endorsement and adoption of the Guidelines. He emphasized, again, that they are guidelines only, intended to be flexible.

Commissioner O'Brien noted there was some question about possible revision of some specification for architectural elements; however, the Architectural Review Committee was very satisfied with the language used. Commissioner O'Brien made a motion to adopt these Architectural Review Guidelines, as presented. The motion was seconded by Commissioner Domahidy.

Chairman McGuinness noted these Guidelines may be amended at any time. She further noted they have been reviewed by the Planning and Zoning Committee, and will go forward to City Council.

Commissioner O'Brien noted she will report later on the question about the architectural elements for rear elevations that back onto non-subdivision streets, during the Architectural Committee Report segment of the meeting.

The motion passed by a voice vote of 8 to 0.

C. Memorandum from the Director of Planning concerning Planning Commission Policy and "Public Comment."

Director Duepner noted that six (6) months ago the Committee re-adopted the policy of the "Public Comment" portion of the meeting. He summarized the memorandum and noted that, generally, it would seem that the Public Comment portion has been well received and works out. He requested that the Commission adopt this as a policy.

Commissioner Brown made a motion to adopt the Public Comment portion of the Planning Commission Meeting as policy. The motion was seconded by Commissioner Broemmer **and approved by a voice vote of 8 to 0.**

D. Correspondence from J. L. Hoffmann, AIA, Director of St. Louis County Department of Public Works concerning ACI Annex Facility; north side of Chesterfield Airport Road, east of Chesterfield Industrial Drive.

Director Duepner summarized the correspondence as follows: "In Mr. Hoffmann's opinion, the roof will continue to weather, and will eventually contrast very well with the wall panels."

COMMENTS/DISCUSSION BY COMMISSION

- It was the general belief that, at the time of site plan review, the petitioner (HOK) was in agreement as to the type of roof desired by Commission.

Director Duepner noted the gentlemen in attendance at the Site Plan Meeting on this item indicated they would comply with the request of the Commission.

- They will be providing additional landscaping across the front of the new facility. The City does not, at this time, have any options to do anything to obscure the roofline.

- The petitioner told us they would comply with the Planning Commission's request for the roof; however, they did not comply.

Commissioner O'Brien suggested a letter be sent to the County on this matter.

Chairman McGuinness noted this letter from Hoffmann is a result of a request from her to the Department to ask him why the roof is not in compliance with the recommendation. She inquired whether or not we would have the ability to inspect the exterior of the roof.

Director Duepner noted that the City inspects the building prior to issuance of an Occupancy Permit. He further defined the Occupancy Permit process, noting the Permit for that building has not yet been released to the City. The representative from HOK had indicated the roof would be painted to meet Planning Commission recommendations; however, it was not.

Commissioner O'Brien suggested a letter be sent to reflect our disappointment in their lack of communication, courtesy, etc., so the City may have the opportunity to respond.

Chairman McGuinness directed a letter be sent, on behalf of Mayor Leonard and herself, to Buzz Westfall, John Hoffmann, Dooley, and the HOK representative, etc.

- It was noted that a letter might enable the City to require they open up the landscape issue again to obtain additional screening.

Chairman McGuinness stated the content of the letter would be worked out between the Mayor, herself and Director Duepner.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **P.Z. 26-93 Glen Novack/Redia McGrath (The Wedge)**; "C-8" Planned Commercial District Site Development and Landscape Plans; north side of Old Olive Street Road at Chesterfield Airport Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Department's report with the following recommendations to the petitioner:

1. Austrian Pines be replaced with White Pines - the reason being that Austrian Pines are susceptible to disease; and

2. replace the suggested Bradford Pears with Aristocrat Pears, because they are much stronger and not as brittle as the Bradford, thereby improving their longevity.

The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

B. **Countryside at Chesterfield Plat Three**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain One Acre Residence District Subdivision Record Plat; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Record Plat according to the Department's report. The motion was seconded by Commissioner Dalton **and passed by a voice vote of 8 to 0.**

C. **P.Z. 22, 23 & 24-93 Miceli Development Corp. (The Bluffs of Wildhorse, formerly Somerset West)**; Planned Environment Unit (PEU) Procedure in "R-2" 15,000 Square Foot Residence District Site Development and Landscape Plans; north side of Wild Horse Creek Road, east of Long Road.

Commissioner Sherman, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan, subject to:

1. amended landscaping on the Wild Horse Creek side of the basin so that landscaping be placed on the Wild Horse Creek side, as well as behind the basin; and

2. the tree types on the common ground be brought back to the Planning Commission for approval.

The motion was seconded by Commissioner O'Brien.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Brown noted she does not agree with Director Duepner's earlier comments regarding the inability to landscape detention/retention ponds. She further noted that she believes the issue of retention ponds in the landscape buffer should be addressed at the Landscape Committee Meeting tomorrow.

Director Duepner noted the following in terms of landscaping within, or in a detention basin:

- The Department of Public Works, from an engineering standpoint, will not approve of landscaping within a detention basin.

Commissioner Brown stated that, if this is the case, detention basins should not be in a landscape buffer, as you cannot have both.

Commissioner O'Brien stated that, if you place trees in a detention pond, they may need to be taken out later.

Director Duepner noted that Public Works will not approve a detention basin that contains trees, as it causes blockage, collection of debris, etc. However, trees are approved around the perimeter of basins. He further noted it was his understanding that trees would be restricted to the top only, not allowed in the basin.

The motion passed by a voice vote of 8 to 0.

Senior Planner Laura Griggs-McElhanon made a presentation of the proposed new public hearing sign for the City.

After much discussion by the Committee regarding the proposed public hearing sign, the following recommendations were made:

- Thirteen (13) two (2) faced signs, 3' x 3'.
- Made of plywood, with peel off letters.
- City Logo will be the color of green.
- Letters will be black, background white.
- Replace word "Location" with "At," thereby enabling higher, larger letters for address.

- Remove words "Date" and "Time."

- The day, date and year could be abbreviated (i.e., ##/##/##).

The sign will read: (black letters except for logo)
City of Chesterfield Logo (green letters, etc.)
Public Hearing
Day/Date/Year (i.e., abbreviated ##/##/##).
At: Chesterfield Government Center
922 Roosevelt Parkway, Chesterfield, MO

- There will be no border.

COMMITTEE REPORTS

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee**

Committee Chair O'Brien reported, for the record, we should review the "point system," at such time the Department Staff's workload lightens.

C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported there will be a meeting tomorrow, March 15th, at 4:30 p.m.

D. **Comprehensive Plan Committee**

Co-Chair Dalton reported the Committee had an excellent tour. He further reported there will be another meeting on Wednesday, March 16th, to discuss plans for April 6th meeting at the Chesterfield Elementary School.

Senior Planner Laura Griggs-McElhanon noted Mr. Sid Koltun was in the office today, and was advised of the upcoming meeting. She noted he will attend the meeting.

E. **Procedures and Planning Committee**

Commissioner Brown reported she felt it was unfair to expect Mr. Hoppin to have met with the residence, since this is not, at the present time, a stated policy. She further reported that, if we're going to require this, it should be adopted as a policy.

Joe Hanke, Planner II, noted that Mr. Colvin was not present at the pre-submittal meetings. However, Rich Barr of Clayton Engineering was present, and was so advised of the suggestion made by the Department relative to the developer meeting with the residents prior to a rezoning request before the Commission.

A motion to adopt this as policy was made by Commissioner Broemmer and seconded by Commissioner Brown. **The motion was approved by a voice vote of 8 to 0.**

Commissioner Domahidy noted the message should be that of the nature of a "good neighbor" policy.

Joe Hanke, Planner II, suggested the statement be added on the actual Petition Form such as: "It is a recommendation on the part of the Planning Commission that you do indeed meet with adjoining property owners."

Chairman McGuinness stated that it should be made very clear in writing.

The motion was approved by a voice vote of 8 to 0.

The meeting adjourned at 8:38 p.m.

Walter Scruggs, Secretary

[MIN3-14.094]