

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 13, 1995**



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

PRESENT

Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Linda McCarthy - arrived after the roll call.
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

ABSENT

Mr. Rick Bly

INVOCATION - Commissioner Pat O'Brien

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Fred Broemmer read the "Opening Comments"

- A. **P.Z. 8-95 Dr. Catherine A. Conway;** a request for a Commercial Service Procedure (C.S.P.) in the "NU" Non-Urban District for a 1.8 acre tract of land located on the north side of Wild Horse Creek Road (State Highway CC) approximately 600 feet west of Wildhorse Parkway (Locator Number 18V51-0017). Proposed Use: Single Family Residence, Medical Office and General Office.

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

Mr. Kevin King spoke on behalf of the petitioner noting the following:

- The requested Commercial Service Procedure is for the residence at 17661 Wild Horse Creek Road.
- Slides of the site and surrounding area were shown to the Commission.
- The petitioner requests an entrance off of Wild Horse Creek Road.
- The staff recommends ingress and egress to the site on the east side of the property, as shown on the alternative site plan. The owner of the land to the north adjoining the subject parcel has agreed to allow cross-access of that particular drive.
- The existing ingress/egress to the site is preferable to both the petitioner and staff; however, if the Commission requires the alternative plan, the petitioner will comply.
- Dr. Conway and another doctor have been at this location for a number of years, with a continuous cliental.
- Office hours are 1:00 p.m. to 7:00 p.m. (Tuesdays and Thursdays); 9:00 a.m. to 7:00 p.m. (Mondays, Wednesdays and Fridays); and half days on Saturdays.
- Visits are by appointment only. Required parking is six (6) spaces, and the site currently has room for seven (7) cars.

COMMENTS/DISCUSSION

Commissioner O'Brien noted her understanding is that Dr. Conway has been practicing at the subject site without the C.S.P.

Mr. King noted this is true, and they are trying to correct this situation.

Commissioner Domahidy inquired whether or not there would be a significant change in terms of what Dr. Conway is going to do with her business.

Mr. King noted the only deviation of any significance is the petitioner's request for approval of the alternative plan (i.e., ingress and egress on the east side, as it currently exists). If this is approved by the Commission, it would take care of the cross-access agreement/understanding between the parties. The adjacent land owner is in agreement with the use of the drive to the east for ingress/egress.

SPEAKERS IN FAVOR:

1. Mr. Ralph Severson, 17655 Wild Horse Creek Road, Chesterfield, MO 63005, spoke as an individual noting the following:
 - He is the landowner to the north and east of the subject site.
 - Has a tentative agreement with the petitioner to share access via the existing driveway; and would be in favor of using Plan A (the existing driveway).
 - Use of the existing driveway would be less disruptive to the neighborhood.

COMMENTS/DISCUSSION

Commissioner O'Brien requested clarification regarding the owner of the existing road, and use of the driveway.

Mr. Severson stated he owns the road. Ms. Conway uses his driveway.

SPEAKERS IN OPPOSITION:

1. Maryanne Ellison Simmons, P.O. Box 26, Chesterfield, MO 63006, spoke as an individual noting the following:
 - She is not a resident of Chesterfield.
 - Concerned that this practice has been going on without the permission of the City.
 - Concerned that if the City grants this sanction, it will open up that part of Wild Horse Creek Road to other commercial petitions.
 - The people in Wildhorse are opposed to commercial use of that part of Wild Horse Creek Road.
 - While she believes this is probably a mild, historical use, not personally offensive to her, she thinks any sallies into more serious business uses along this area of Wild Horse Creek Road will be met with much opposition.

COMMENTS/DISCUSSION

Commissioner O'Brien inquired whether or not Dr. Conway actually lives in the residence.

Ms. Simmons noted she is not sure.

2. Dr. Theo Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke as an individual noting the following:

- Concerned the proposal tonight may be a variation from the "Office Campus" ideas presented by the West Area Study Group.
- If it is a residence we don't need a change.
- If it is a commercial use, it is part of the Office Campus, and subject to all the rules for this designation.

SPEAKERS NEUTRAL - None

REBUTTAL

Mr. King noted the following:

- With regard to the last comment, the petitioner is in accordance with the Chesterfield Zoning Regulations, Section 1003.182 (2), which allows for the requested C.S.P.
- Dr. Conway resides in the subject residence.

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

SHOW OF HANDS

In Favor: 15 In Opposition: 2 Neutral 5

Commissioner Broemmer announced the next public hearing - **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove).**

- B. **P.Z. 9-95 Olympic Homes, Inc. (Ladue Grove)**; a request for a change in zoning from "C-8" Planned Commercial District to "R-2" 15,000 square foot Residence District for a 3.0 acre tract of land located on the south side of Ladue Road (County Road AB) approximately 1100 feet east of Green Trails Drive (Locator Number 17Q11-0525).

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

Mr. Jim Zavradin spoke on behalf of the petition noting the following:

- Described location/topography of the subject site and surrounding development and zoning.
- Subject tract had previously been proposed to be developed as commercial.
- The creek located at the rear of the subject parcel will remain.
- Six (6) residential lots are proposed.
- Common ground will contain detention required for the subdivision.
- Homes will be priced at \$300,000.00 or more.
- Impact, including traffic, of proposed development would be minimal.

COMMENTS/DISCUSSION

Commissioner O'Brien inquired about the cul-de-sac shown on the drawing.

Mr. Zavradin pointed out the existing driveway on the plan. He noted the petitioner proposes to build a new road over the existing driveway and adding a cul-de-sac.

Commissioner O'Brien inquired about the size of the proposed lots.

Mr. Zavradin noted the lots would range between a minimum of 15,500 square feet and 17,000 plus square feet.

Commissioner O'Brien inquired about access to Lot 1.

Mr. Zavradin stated it would be from Ladue Road.

Commissioner Broemmer inquired about the zoning of the property to the east of the subject tract, noting he prefers "R-1A" instead of "R-2" Zoning for the subject tract.

Mr. Zavradin noted the proposal is a straight "R-2," which is the same as Ladue Glen located on the west side of the commercial buildings. All residents are happy with the development.

Commissioner Casey inquired of the number of lots in Ladue Glen.

Mr. Zavradinos noted there are six (6) lots in Ladue Glen, approximately 15,000 square feet in size.

Commissioner Kirchoff inquired whether someone had considered this parcel for commercial development and determined it's not economically viable.

Mr. Zavradinos noted this property has been zoned commercial for approximately sixteen (16) or eighteen (18) years, and has been vacant as an undeveloped commercial site. Mr. Rowan has been unsuccessfully marketing the property as commercial for years. This property was before the Commission a few years ago, but there was a problem because the properties were divided by a legal description, not a plat. This rezoning petition was withdrawn after making its way to Council. A Preliminary Plat and Record Plat which is now a recorded Plat (Lot 3 of Ladue Associates Subdivision) is presented tonight as Ladue Grove. All legal matters have been worked-out.

Commissioner O'Brien inquired regarding the face of the building, landscaping, buffering, etc.

Mr. Zavradinos noted, since most people enjoy the privacy of their back yards more than openness of their front yards, he was asked to place the back yards away from the commercial buildings. He noted the areas of landscape buffering on the plan (i.e., islands between streets, parking lots, etc.).

Commissioner Domahidy noted she is interested in the overall minimum lot sizes proposed and their comparability to adjacent development.

Mr. Zavradinos stated he is not sure.

Commissioner Domahidy noted Department Staff will obtain this information for the Commission.

SPEAKERS IN FAVOR:

1. Mr. Mike Horton, 14151 Ladue Road, Chesterfield, MO 63017, spoke as an individual noting the following:
 - The subject lot has been an eye sore, and he believes the proposed development will be very beneficial to the neighborhood.
 - He believes the plan for the buffer zone will make the drive aesthetically pleasing.

- Homes to the east of the proposed development are comparable to those proposed; in fact, some of the proposed lots may be larger.
- Lots on the north side of Ladue Road are one-half acre lots, and lots on the south side of Ladue Road are one-third acre lots.
- The existing commercial buildings are very low to the ground, have shrubbery all around them, and are well-kept.

City Attorney Doug Beach noted, on behalf of the Staff, 12,000 square feet is the minimum size of lots to the east.

2. Glen Lewis, President of Olympic Homes, Inc., 316 St. Andrews Court, Ballwin, MO 63011, noted he is available for questions.

COMMENTS/DISCUSSION

Commissioner O'Brien inquired about the size of the proposed homes.

Mr. Lewis noted they will start at 3,000 square feet and go up to around 4,000 or 4,200 square feet, depending on the success of their marketing strategy.

Commissioner O'Brien inquired about the sizes of houses on the south side of Ladue Road that abut this land.

Mr. Lewis noted he believes the proposed homes are comparable, and will, basically, be the same size/style homes.

Commissioner O'Brien noted concern about placing a huge house on a small piece of land.

Mr. Lewis noted he has a development in Ballwin, exactly the same size, which is working out very well.

Commissioner O'Brien noted Manderleigh Subdivision houses (in Town and Country) are up to 4,200 square feet on one-third of an acre, and there is absolutely no land around them.

Mr. Lewis noted it has a lot to do with the style of homes. Most of the proposed homes will accommodate a walk-out basement, with approximately 4,200 square feet and no more than a 1500 square foot template.

Commissioner McCarthy inquired about the frontage.

Mr. Lewis noted homes would all be different, but they would like at least eighty (80) feet, preferably one hundred (100) feet in width with three (3) car, front entry garages.

4. Mr Harold Horner, 14324 South Outer 40, Chesterfield, MO 63017, spoke as an individual noting the following:

- Noted there is currently a shortfall of land available for new development.
- A small community with several custom homes would be appealing to the marketplace.
- Referencing the comment about large houses on smaller lots, a lot of people prefer that life style of having little yard work. Placing a house on the south side of Ladue with similar square footage (approximately 3,000 square feet), would be conducive to the neighborhood, blend in well, and the market is there for the proposed small development.

Commissioner McCarthy inquired whether Mr. Horner would be marketing the property.

Mr. Horner noted he does not have any exclusive arrangements with Olympic Homes for marketing the property, however, he is interested in building a custom home for the Horton family.

REBUTTAL

Mr. Zavradin noted the following:

- The minimum lot frontages would be one hundred (100) feet. Lot 1 is exactly 100 feet wide, and all remaining lots will accommodate this and more.

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

Planner II Joe Hanke verified dates of report availability and upcoming Commission meetings as follows:

- Due to the fact that this item will not require conditions (i.e., it is a straight zoning), the Department will present its report at the next meeting on March 27, 1995.
- The Department's report will be available by noon on March 22nd, to the petitioner and speakers at the public hearing.

SHOW OF HANDS:

IN FAVOR: 4

IN OPPOSITION: 0

NEUTRAL: 1

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

Commissioner O'Brien requested Staff to re-state the issue of straight zoning. She also requested Staff to indicate limitations, conditions, etc., regarding a straight zoning with no PEU.

Planner Hanke replied as follows:

The issue of straight zoning is whether or not the zoning district requested is appropriate. There are no conditions, no memorandum presented to the Commission outlining certain issues Staff is reviewing. There are no minimum lot sizes that the Commission can establish, no conditions of development, no architecture, landscaping, drainage, etc.

Commissioner Broemmer requested further clarification.

Planner Hanke noted the procedure is that, if the Planning Commission makes a recommendation to Council, and the Council approves this rezoning for "R-2" at the 15,000 square foot minimum lot size, the plan returned by the petitioner's consultant is in the form of a Preliminary Plat. That Preliminary Plat is only reviewed by the Department, it is not reviewed by the Planning Commission, because that is the procedure which accompanies a straight zoning. There have been cases in the past when the City Council, by virtue of individual items which have been made known to them during the review process, has exercised their Power of Review - either by the Planning and Zoning Committee or City Council as a Whole.

Commissioner Broemmer said he would like to be informed regarding the size of lots and homes adjacent to this property.

Planner Hanke stated this will be noted in the Department's report, and asked Commissioners if they have any items they would like addressed in this report.

COMMENTS/SUGGESTIONS:

- Speak to the minimum number of homes required in order to request a PEU.
- Staff does not encourage petitioner to utilize a PEU.

Planner Toni Hunt pointed out that rezoning of this property to residential was originally discussed in November of 1992, and recommended for approval up to the Council level before the petition was withdrawn. This exact parcel was brought before the Commission two (2) years ago.

Commissioner O'Brien asked the question - if we approve this straight "R-2" Zoning with a minimum lot size of 15,000, do we also state in the ordinance this will be a maximum of six (6) lots.

Planner Hunt noted that, essentially, the Zoning and Subdivision Ordinances contain all the conditions for this development.

APPROVAL OF THE MINUTES

A. Approval of Minutes from Meeting of February 13, 1995.

Chairman McGuinness noted the following corrections:

- **Page 3 - COMMENTS/DISCUSSION** - Change to read: Chairman McGuinness inquired if the petitioners had given all the pertinent information to the opposition. Mike Powers stated that *"yes they had."*
- **Page 16 - 5th paragraph** - Change to read: Chairman McGuinness noted that they are volunteers and do not receive pay and she *cannot* demand that people be there.

Commissioner Domahidy noted the following corrections:

- **Page 20 - (middle of page)** - Change to read: Commissioner Domahidy indicated the motion for 80,000 square feet was better, *and she did not have information on which to make an alternate motion.*
- **Page 21 - (top of page)** - Change to read: Commissioner Domahidy *questioned if the ball fields were the most intrusive element of the complex.*

Chairman McGuinness noted an additional correction to **Page 3** - (middle of page): Change to read: Chairman McGuinness inquired if the petitioners had given all the information that the Planning Commission had to the opposition (residents).

A motion to approve the minutes, as amended, was made by Commissioner Casey. The motion was seconded by Commissioner Domahidy **and approved by a voice vote of 8 to 0.**

B. Approval of Minutes from Meeting of February 27, 1995.

Chairman McGuinness noted the following corrections:

Page 2 - (under Speakers In Favor) - Change to read: Dr. Korakianitis responded by saying that he was upset but would *accept* it.

Page 5 - (3) - Change to read: 3. Marty Oberman - Please pass, we can all be *good* neighbors.

Page 8 - delete the following: *A motion to approve the Department's report of February 8th, 1995, was made by Commissioner McCarthy and seconded by Commissioner Casey.*

Page 9 - (COMMENTS/DISCUSSION) - Delete *Upon a roll call...*, as there was no roll call vote. This was a voice vote. Change to read: *The motion failed by a voice vote of 2 to 5.*

Page 10 - (NEW BUSINESS) - Change to read: Chairman McGuinness referred the matter to the Ordinance Review Committee for discussion, as recommended in the Department report.

Commissioner Casey made a motion to approve the minutes, as amended. The motion was seconded by Commissioner O'Brien and **approved by a voice vote of 8 to 0.**

PUBLIC COMMENTS - None

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.

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

- B. **P.Z. 3-95 City of Chesterfield Planning Commission**; amendment of Sections 1003.030 Establishment of Districts - Zoning Map; and 1003.040 Interpretation and Extension of District Boundaries of the City of Chesterfield Zoning Ordinance.

Director Duepner summarized the requested amendments and noted they are submitted to the Commission for approval.

Chairman McGuinness requested a motion to include the following verbiage in Sub-section 2: "Zoning District Boundary lines shall be construed to either follow the center lines of railroad, street or highway rights-of-way, tract or lot lines, or such lines extended, unless otherwise indicated."

Director Duepner also noted we are recommending some housekeeping in referencing the City of Chesterfield Zoning Map, in Section 1003.020.

A motion to approve all amendments as referenced in the Department's report was made by Commissioner Domahidy. The motion was seconded by Commissioner Casey.

COMMENTS/DISCUSSION BY COMMISSION

- If it is a roadway it has a use, therefore there is a center line. All of our maps indicate that zoning goes to the center of the line (i.e., roadway, right-of-way, railroad, etc.).
- This procedure is standard for some other cities in the western part of Missouri. It is standard practice of St.Louis County with regard to their zoning maps, but it is policy, not written in their ordinance.

Upon a roll call the vote was as follows: **Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.**

The motion passes by a vote of 8 to 0.

- C. **P.Z. 4-95 City of Chesterfield Planning Commission**; amendment of Sections 1003.193 Appeal and Protest Procedure for Special Procedures; and 1003.300 Procedure for amending the Zoning Ordinance of the City of Chesterfield.

Director Duepner summarized the amendment of Sections 1003.193 and 1003.300, noting the Department's recommendation of approval as stated in its report, and noted in Attachment A.

A motion to approve the Department's recommendation was made by Commissioner Broemmer and seconded by Commissioner Casey.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 8 to 0.

- D. P.Z. 5-95 McDonald's Corporation; amendment of existing "C-8" Planned Commercial District; southeast side of Olive Boulevard (State Highway 340), northeast of Chesterfield Parkway North (formerly Schoettler Road).

A motion to hold this item was made by Commissioner O'Brien and seconded by Commissioner Casey. The motion was approved by a voice vote of 8 to 0.

Commissioner O'Brien requested that the minutes from the last two (2) meetings be re-typed for her signature.

Commissioner McCarthy excused herself from this portion of the meeting.

- E. 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

- F. 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 (CUP #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 Joe Hanke summarized the issues being evaluated by the Department, and requested this matter be held until the meeting of March 27, 1995.

ADDITIONS TO THE LIST:

Commissioner Kirchoff requested the Department to review, in detail, all requested setbacks standard for the subject District, and uses immediately to the east (i.e., front, side, rear yard setbacks).

Commissioner O'Brien and Chairman McGuinness requested a transcript of the tape from the last meeting of Dr. Korakianitis' comments. It was noted that the tape was made from a small recorder and is difficult to understand.

Director Duepner noted we will listen to the tape and do the best we can. He also noted Dr. Korakianitis offered to provide a copy of his written comments.

Chairman McGuinness requested a copy of the tape be made and given to Commissioner O'Brien.

Commissioner Broemmer suggested we should keep in mind the densities recommended by the West Area Study Committee. Developers should be advised that they should not come in with density less than that recommended in the West Area Study.

Planner Hanke noted the notion of the generalized densities and existing development pattern in the area had been previously indicated to the developer. It is reflective in the fact that the original preliminary plan submitted to the Department was for forty-five (45) lots versus the thirty-four (34) lots presented to the Commission. Staff continues to express the implications of presenting a plan not in general conformance with the Comprehensive Plan densities established. The Department's original discussions with this petitioner occurred prior to the new residential densities being established.

Commissioner Broemmer said the Department needs to pass on information that, since that time, there has been a West Area Study, and the densities are now indicating the minimums, and anything less has a fair chance of not being approved.

Chairman McGuinness asked Commissioner Broemmer how many lots he would recommend.

Commissioner Broemmer stated the density is one-half acre, he is not sure of the number of lots.

Upon further discussion of this matter the following issues were discussed:

- Concern about conflicting statements and differences of opinion with regard to Dr. Korakianitis' views/comments at the last Commission meeting.
- Concern about deviating from the West Area Study guidelines.
- There are nineteen (19) acres on the site, and thirty-six (36) lots are proposed, which is slightly below the suggested density.
- The smallest lot is shown as 12,000 square feet. This was unacceptable to Commissioner Broemmer.

- The request is for a combination of "R-1A" and "R-2." Thirty-nine (39) lots would be permitted as the zoning districts are currently proposed.

A motion to hold P.Z. 6-95 and P.Z. 7-95 was made by Commissioner Casey. The motion was seconded by Commissioner O'Brien and **approved by a voice vote of 7 to 0.**

Commissioner McCarthy returned to the meeting.

- G. **P.Z. 13-90 Maurice L. Hirsch, Jr.**; amendment of Conditional Use Permit (CUP) No. 5 in the "NU" Non-Urban District; north side of Wild Horse Creek Road at Tuma Lane.

Planner Toni Hunt summarized the report and the Department's recommendation of approval of the amendments to City of Chesterfield Conditional Use Permit Number 5, as recommended in Attachment "A" included with its report.

A motion to approve the Department's recommendation was made by Commissioner O'Brien and seconded by Commissioner Casey.

COMMENTS/DISCUSSION BY COMMISSION

- The residents of Tuma Lane are in support of the request. Two (2) residents of the area board their horses at the subject site.
- There is no objection to the request from adjacent property owners.
- The request is in compliance with the Conditional Use Permit, and is smaller than the adjacent riding stable to the east, and the one recently approved for Kennedy Farms.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Gateway Academy**; "NU" Non-Urban District Landscape Plan; north side of Wild Horse Creek Road, approximately 3,000 feet west of Wildhorse Parkway.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Landscape Plan. The motion was seconded by Commissioner O'Brien and approved by a voice vote of 8 to 0.

- B. **P.Z. 21-94 David and Pauline Bolk**; Commercial Service Procedure (CSP) in the "R-2" 15,000 square foot Residence District; south of Olive Boulevard, west of Westbury Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Commercial Service Procedure. The motion was seconded by Commissioner Casey and approved by a voice vote of 8 to 0.

COMMITTEE REPORTS

- A. **Ordinance Review Committee**

Planner Joe Hanke noted he spoke with Chairman Bly, and he would like to set a meeting for Wednesday, March 22nd, in the morning.

A meeting was set for Wednesday, March 22nd, at 9:00 a.m. Mr. Hanke will inform Mr. John Langa, post the meeting notice, and send out a tentative agenda for the meeting by the end of this week.

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

- C. **Site Plan/Landscape Committee**

Director Duepner reported that Staff will poll the members tomorrow to set a meeting date/time.

- D. **Comprehensive Plan Committee**

Co-Chair Domahidy reported the West Area Study Committee met last week and reviewed a draft of the Summary Document of the Committee's work. She thanked Staff for providing that draft. The Committee will meet after revisions have been made to finalize the document.

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

Chairman McGuinness brought forth discussion of the quarterly meeting of the Commission on March 18th.

Upon discussion, it was determined the meeting would be held at 9:00 a.m., Saturday, March 18th. The duration of the meeting would be approximately two (2) hours. An agenda will be posted.

Director Duepner noted registration forms for the Planning Commissioners Workshop have been handed out to all Members, and asked those interested to advise Staff. The forms will be process by Department Staff, and the registration fee will be paid by the City. The Workshop will be held at the Engineer's Club of St. Louis on Lindell, March 29, 1995, from 6:00 p.m. to 9:00 p.m.

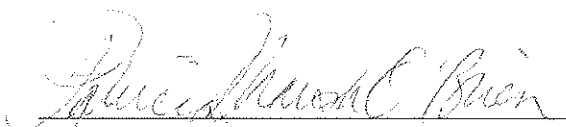
Commissioner Domahidy noted that Peter Salsich, a Land Use Law Professor, and she will present a dialogue about the kinds of issues addressed by Planning Commissioners. It will be an engaging type of format, rather than straight lecture. She asked the Commissioners if they had particular questions they would like to have discussed at the Workshop. She noted that Professor Salsich is in the process of making some revision of the model legislation for the Zoning Laws, and will talk about some new ways of thinking about processing, including the idea of more efforts at mediation.

Commissioner O'Brien stated she would be unable to attend and would like a tape of the Workshop.

Director Duepner noted Staff will try to record the Workshop. He further stated, in response to Mr. Broemmer's question regarding the value of this Workshop, that he believes these Workshops are beneficial, persons can gain a lot from them, and it's an opportunity to talk to Planning Commissioners from other areas (cross-section) to find out what issues they deal with and how they deal with them.

Commissioners Casey, Broemmer, McGuinness, Domahidy, and Kirchoff stated they will attend the Workshop.

The meeting adjourned at 8:38 p.m.


Patricia O'Brien, Secretary

[MIN3-13.095]