

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
March 11, 1996**



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

PRESENT

Mr. Fred Broemmer
Mr. Dave Dalton - arrived later
Mr. Robert Grant
Ms. Carol Kenney
Ms. Linda McCarthy - arrived later
Ms. Patricia O'Brien
Mr. Allen Yaffe
Chairman Michael J. Casey
Mr. Douglas R. Beach, City Attorney
Councilmember Ed Levinson, Council Liaison
Ms. Laura Griggs-McElhanon, Acting Director of Planning
Mr. Joe Hanke, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Rick Bly

INVOCATION - Commissioner Fred Broemmer

Commissioner McCarthy arrived at this time.

PLEDGE OF ALLEGIANCE - All

Chairman Casey recognized Councilmember Ed Levinson (Ward II).

Chairman Casey announced that the City has hired Mr. Gerald Kelley as the new Planning Director for the City of Chesterfield. Mr. Kelley will begin April 15, 1996.

Chairman Casey thanked Laura Griggs-McElhanon for serving so well as the Acting Director, noting the Commission appreciates the fine job she has done.

PUBLIC HEARINGS: - There were no public hearings.

APPROVAL OF THE MINUTES:

A. Approval of Minutes from Meeting of February 26, 1996.

A motion to approve the minutes was made by Commissioner Grant, seconded by Commissioner Broemmer and **passed** by a voice vote of 7 to 0.

Commissioner Dalton arrived at this time.

PUBLIC COMMENTS:

1. Ms. June McAllister Fowler, St. Louis County Director of Planning, 41 South Central, Clayton, MO 63105, spoke on behalf of P.Z. 6-96 St. Louis County (Spirit Airpark).
2. Dr. T. Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke in opposition to P.Z. 6-96 St. Louis County (Spirit Airpark).

OLD BUSINESS: - None

NEW BUSINESS:

- A. **P.Z. 34-95 City of Chesterfield Planning Commission**; a proposal to amend Section 1003.167; Miscellaneous Regulations; 1003.145 "C-8" Planned Commercial District Regulations; 1003.155 "M-3" Planned Industrial District Regulations; 1003.157 "MXD" Mixed Use Development District Regulations; 1003.181 Conditional Use Permits; 1003.182 Commercial Service Procedures; 1003.187 Planned Environment Unit Procedure; 1003.189 Commercial-Industrial Designed Development Procedure; 1003.191 Landmark and Preservation Area Procedure. (Relative additions to grading, building, etc. permits in certain districts.

Acting Director of Planning Laura Griggs-McElhanon noted the Department is still researching issues concerning the proposed amendment and recommends this matter be held.

A motion to hold was made by Commissioner Kenney, seconded by Commissioner Yaffe and **approved** by a voice vote of 8 to 0.

- B. **P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, approximately 250 feet west of White Road.

(Note: This matter is being held at the request of the petitioner.)

Acting Director of Planning Laura Griggs-McElhanon noted, at the request of the petitioner, the Department recommends this matter be held until further notification is received.

A motion to hold was made by Commissioner McCarthy, seconded by Commissioner Grant and **approved** by a voice vote of 8 to 0.

Commissioner Dalton left and returned to the meeting during the following presentation on P.Z. 4 & 5-96.

- C. **P.Z. 4-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3)**; "NU" Non-Urban to "R-1A" 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

AND

- D. **P.Z. 5-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3)**; Planned Environment Unit Procedure (PEU) in the "R-1A" 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

Acting Director of Planning Laura Griggs-McElhanon presented the Department's recommendation for approval of a change in zoning to "R-1A" 22,000 square foot Residence District for P.Z. 4-96 Fischer & Frichtel, Inc. She also noted the Department recommends approval of the Planned Environment Unit Procedure for P.Z. 5-96, subject to the conditions specified in "Attachment A" as amended with the new Condition 4.n. relative to the ten (10) foot landscaped common ground adjacent to the road.

A motion to approve P.Z. 4-96 was made by Commissioner O'Brien and seconded by Commissioner Broemmer.

Upon a roll call the vote on P.Z. 4-96 was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passed by a vote of 8 to 0.

A motion to approve P.Z. 5-96, as recommended and amended by the Department of Planning, was made by Commissioner O'Brien and seconded by Commissioner Broemmer.

Commissioner Grant made a motion to **amend** the original motion to require the developer to provide a **disclaimer** on the plat or site development plan (whichever is on display in the sales office), with wording to be determined by Planning Department Staff, to advise potential homeowners of the location of the High School (including the activities associated with the school). The motion was seconded by Commissioner McCarthy and **passed** by a voice vote of 8 to 0.

Upon a roll call the vote on P.Z. 5-96, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passed by a vote of 8 to 0.

Commissioner Dalton left and returned to the meeting during the presentation on the following item.

- E. P.Z. 6-96 St. Louis County (Spirit Airpark); “NU” Non-Urban District and “M-3” Planned Industrial District to “M-3” Planned Industrial District and a preliminary development plan in the “M-3” Planned Industrial District (Exhibit A); the approval of a preliminary plan in the “M-3” Planned Industrial District (Exhibit B); approval of a preliminary plan and amendment to an existing “M-3” Planned Industrial District approved by St. Louis County Ordinance No. 13,935, amended by City of Chesterfield Ordinance No. 656 (P.C. 91-88) (Exhibit C); and an amendment to an existing “M-3” Planned Industrial District approved by St. Louis County Ordinance No. 13,838 and amended by City of Chesterfield Ordinance No. 870; south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard (Spirit of St. Louis Airport and adjacent parcels).

Acting Director of Planning Laura Griggs-McElhanon presented the Department’s recommendation of approval of P.Z. 6-96, subject to conditions contained in Attachment A, with the three (3) corrections as noted in Condition 1. Permitted Uses.

A motion to approve the Department’s recommendation was made by Commissioner McCarthy and seconded by Commissioner Kenney.

Upon discussion, concern was raised regarding possible extension of runways at the Spirit Airport. Chairman Casey instructed the Department to confer with the Airport relative to plans for future expansion of the Airport.

Chairman Casey requested Ms. June Fowler, St. Louis County Director of Planning, and Mr. Dick Hrabko, Airport Director, address concerns raised about expansion of the Spirit Airport.

Ms. Fowler and Mr. Hrabko noted the proposal before the Commission does **not** include plans for any expansion of runways. They noted that, if runway expansions or pavement adjustments were to occur in the future, they would require a public process including a FAA Hearing, an Environmental Impact Statement process, and a new Master Plan for the Airport would have to be adopted.

It was noted that the City would have the opportunity, if the project proposed tonight were approved, to have input should the Airport decide, at some future date, to initiate a major expansion.

Mr. Hrabko noted that if the golf driving range proposed on the north side of the property were needed later for airport purposes, they would have to take the golf driving range out of there, since this land is all bought with Federal money and, therefore, has to be available for airport use.

A motion to approve the Department’s recommendation, including the three (3) corrections noted by Staff, was made by Commissioner McCarthy and seconded by Commissioner Kenney.

Upon a roll call the vote on P.Z. 5-96, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Dalton, abstain; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passed by a vote of 7 to 0 with 1 abstention.

Commissioner McCarthy left the meeting at this time.

- F. **P.Z. 18 & 19-93 Nooning Tree Partnership**; amendment to a Planned Environment Unit (PEU) 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.

Acting Director of Planning Laura Griggs-McElhanon noted the Department recommends this matter be held.

A motion to hold this item was made by Commissioner Kenney, seconded by Commissioner Dalton and passed by a voice vote of 7 to 0.

Commissioner McCarthy returned to the meeting at this time.

- G. **P.Z. 87-83 Chesterfield Village, Inc. (Hilltown Village Center)**; amendment to "C-8" Planned Commercial District Ordinance; north side of Olive Boulevard, east of Chesterfield Parkway North.

Planner II Joe Hanke presented the request and Department's recommendation for approval of a twenty percent (20%) parking reduction, in lieu of the current fifteen percent (15%), for the Planned District development, as stated in the Department's report.

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

Upon a roll call the vote on the parking reduction was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passed by a vote of 8 to 0.

Commissioner Dalton left and returned to the meeting during the next presentation.

- H. **P.Z. 14-90 Storage Master, Inc.;** "M-3" Planned Industrial District Ordinance Amendment, south side of Chesterfield Airport Road, east of Old Olive Street Road.

Acting Director of Planning Laura Griggs-McElhanon noted the Department is of the opinion that the requested amendment, to allow illumination of the existing permitted advertising sign, is not consistent in purpose and content with the original proposal (P.C. 43-88) as advertised. Therefore, the Department recommends the Planning Commission direct the Staff to schedule a public hearing for this item. She gave a slide presentation of the site in question.

Commissioner Dalton requested that Staff check the size of the existing Storage Masters Business Sign.

A motion to uphold the Department's recommendation that this is a significant enough change that would require a public hearing was made by Commissioner Grant and seconded by Commissioner McCarthy.

Upon a roll call the vote to instruct the Department of Planning to schedule a public hearing on this matter was as follows: Commissioner Broemmer, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Kenney, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Commissioner Yaffe, yes; Chairman Casey, yes.

The motion passed by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **P.C. 119A-74 Southmec Realty Company (Founders Bank);** "C-8" Planned Commercial District Architectural Elevations; south side of Olive Boulevard, approximately 340 feet northeast of Chesterfield Parkway North.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the "C-8" Planned Commercial District Architectural Elevations. The motion was seconded by Commissioner Grant **and passed by a voice vote of 8 to 0.**

- B. **P.C. 168-71 Sachs Properties, Inc. (Chesterfield Mall);** "C-8" Planned Commercial District Amended Architectural Elevations (Chili's Restaurant); northwest quadrant of Chesterfield Parkway South and Clarkson Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the "C-8" Planned Commercial District Amended Architectural Elevations (Chili's Restaurant). The motion was seconded by Commissioner O'Brien **and passed by a voice vote of 8 to 0.**

- C. **H.D.E. Corporation;** “NU” Non-Urban District Architectural Elevations; north side of Chesterfield Airport Road, east of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the “NU” Non-Urban District Architectural Elevations. The motion was seconded by Commissioner Grant **and passed by a voice vote of 8 to 0.**

COMMITTEE REPORTS:

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee**

Acting Director Laura Griggs-McElhanon requested the Committee discuss dates/times for the Landscape Committee to meet.

The Committee decided to meet after tonight’s Planning Commission Meeting to set the next meeting date and time for the Landscape Committee.

- D. **Comprehensive Plan Committee**

Acting Director of Planning Laura Griggs-McElhanon suggested we either go ahead and schedule a meeting to decide where we are headed, or wait until April. She noted, in the past, the Director has been the liaison for the Comprehensive Plan Committee.

Chairman Casey directed this Committee to wait until the new Planning Director is on staff before scheduling future meetings.

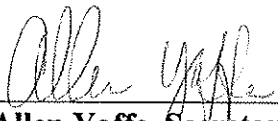
Acting Director Laura Griggs-McElhanon noted the Department will be coming forward with a public hearing in April with a revision to the Comprehensive Plan, which is one (1) last item coming out of the West Area Study dealing with the “Office Campus” designation on Wild Horse Creek Road. She noted there were a significant amount of changes to the wording.

Commissioner O’Brien inquired about discussion of the “Office Campus” definition.

Acting Director Laura Griggs-McElhanon noted the “Office Campus” definition would not apply to the property at Timberlake Manor. This was discussed with the West Area Study Committee, recognizing we are going to have a Wild Horse Creek Road Office Campus area that will have its own unique definition.

E. Procedures and Planning Committee - No Report.

The meeting adjourned at 8:47 p.m.



Allen Yaffe, Secretary

[MIN3-11.096]