

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 9, 1992**



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

PRESENT

Mr. Dave Dalton
Mr. Bill Kirchoff
Ms. Barbara McGuinness
Ms. Pat O'Brien
Ms. Victoria Sherman
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Ms. Sandra Lohman, Executive Secretary

ABSENT

Ms. Mary Brown
Mr. Jamie Cannon
Mr. Walter Scruggs
Chairman Mary Domahidy

Commissioner Barbara McGuinness served as Acting Chair for the meeting.

INVOCATION: Mayor Jack Leonard.

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from February 24, 1992.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 2-92 West County Soccer Club, Inc.; Amended "M-3" Planned Industrial District development; south side of Chesterfield Airport Road, east of Goddard Avenue.

Senior Planner Laura Griggs-McElhanon submitted the request and the Department's recommendation of approval, subject to the attachments and conditions noted in the Department's report.

A motion was made by Commissioner O'Brien to approve the request, subject to attachments and conditions in the Department's report. The motion was seconded by Commissioner Sherman.

QUESTIONS/COMMENTS BY COMMISSION

- Landscaping will be addressed at the time of site plan review.

Upon a roll call the vote was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Acting Chair McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes;

The motion passed by a vote of 5 to 0.

- B. P.Z. 9-89 Sullivan-Hayes Companies; A request for extension of time for "C-8" Planned Commercial District Site Development Plan; north side of Olive Boulevard, between East and West Drive.

Director Duepner submitted the request and the Department's recommendation of approval of the one (1) year extension of time until March 18, 1993, for submittal of a site plan.

A motion to approve the request was made by Commissioner Kirchoff and seconded by Commissioner Dalton.

COMMENTS/DISCUSSION BY COMMISSION

- The eighteen (18) month time period is the usual time allowed for preparation of site development plan and submittal.

Upon a roll call the vote was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Acting Chair McGuinness, no; Commissioner O'Brien, yes; Commissioner Sherman, yes;

The motion passed by a vote of 4 to 1, with Acting Chair McGuinness voting no.

- C. Memorandum from the Director of Planning regarding amendment of Zoning Ordinance.

Director Duepner stated the request was previously submitted to the City Council, seeking amendment of the Zoning Ordinance to allow churches as a special use in Industrial zoning districts. The Department recommends the matter be referred to the Ordinance Review Committee for review and possible preparation of an ordinance amendment that could be considered at a public hearing.

Acting Chair McGuinness directed this matter be referred to the Ordinance Review Committee.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Christ Chapel; "NU" Non-Urban District Architectural Elevations and Landscape Plan; east side of Kehrs Mill Road, south of Wild Horse Creek Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Landscape Plan, as recommended by the Department, with the addition of two (2) deciduous trees at the southwest face of the proposed Chapel, and to approve the architectural aspects, as presented. The motion was seconded by Commissioner Sherman.

An amendment to the original motion was made by Commissioner Kirchoff to require the roof shingles be a cedar shake look-alike, and a color, as approved by the Commission at a future meeting. The amendment was seconded by Commissioner Dalton and passed by a voice vote of 4 to 1, with Commissioner Sherman voting no.

The original motion, as amended, passed by a voice vote of 5 to 0.

Director Duepner sought clarification of the Commission action.

It was determined that the Commission approved the elevations, except for the roof element, and approved the landscaping, as revised by the Department and the Site Plan Committee during an earlier meeting.

- B. Stonebriar Subdivision (Plat III A); Subdivision Record Plat and Easement Plat; north side of Kehrs Mill Road, east of Clarkson Road.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Subdivision Record Plat and Easement Plat, as recommended by the Department. The motion was seconded by Commissioner O'Brien and passed by a voice vote of 5 to 0.

- C. Lot "CC" St. Louis Airpark; Subdivision Record Plat; southwest corner of the intersection of Chesterfield Airport Road and Goddard Avenue.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the subdivision of Lot "CC" of St. Louis Airpark, as recommended by the Department. The motion was seconded by Commissioner Sherman and passed by a voice vote of 5 to 0.

- D. D.L. 2-49 Spirit of St. Louis Airpark (Centurion Investments); "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; east side of Beechcraft Avenue, north of Edison Avenue.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the Site Development Plan, as recommended by the Department. The motion was seconded by Commissioner Sherman and passed by a voice vote of 5 to 0.

- E. P.Z. 26-89 Midland Capitol Properties (Chesterfield Crossing); "C-8" Planned Commercial District Freestanding Business Sign; west side of Clarkson Road, north of Lea Oak Drive.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the proposed signage, as recommended by the Department. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- Concern was expressed over the appearance of the legs of the sign.
- It was recommended the legs of the sign be cylindrical with flutes (grooves), and that the sign be lowered by two (2) feet.

Commissioner O'Brien made a motion to amend the original motion, to change the shape of the legs of the sign to be cylindrical, with flutes. The motion was seconded by Commissioner Dalton.

Upon a roll call the vote was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Acting Chair McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes;

The motion to amend passed by a vote of 5 to 0.

Commissioner Dalton made a motion to amend the original motion, as amended, to lower the legs of the sign by two (2) feet. The motion was seconded by Commissioner O'Brien.

Upon a roll call the vote was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Acting Chair McGuinness, yes; Commissioner O'Brien, yes; Commissioner Sherman, yes;

The motion to amend passed by a vote of 5 to 0.

Upon a roll call the vote on the original motion, as amended twice, was as follows: Commissioner Dalton, yes; Commissioner Kirchoff, yes; Acting Chair McGuinness, no; Commissioner O'Brien, yes; Commissioner Sherman, yes;

The original motion, as amended twice, passed by a vote of 4 to 1, with Acting Chair McGuinness voting no.

COMMITTEE REPORTS

A. Ordinance Review Committee

Director Duepner reported that there is an Ordinance Review Committee Meeting scheduled for Tuesday, March 10th, at 4:30 p.m. Commissioner Sherman will be Acting Chairman for this meeting.

B. Architectural Review Committee

Committee Chair O'Brien stated that the next meeting will be Thursday, April 2, 1992, at 4:30 p.m., in the City Council Conference Room.

C. Site Plan/Landscape Committee

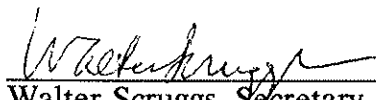
Committee Chair Kirchoff reported that the Committee will meet Thursday, March 12, 1992, 4:00 p.m., in the Council Conference Room.

D. Comprehensive Plan Committee

Committee Chair McGuinness directed the Department to contact the seven people chosen to serve on the Annexation Area Comprehensive Plan Committee to inform them of same.

E. Procedures Committee - No Report

The meeting adjourned at 7:35 P.M.



Walter Scruggs, Secretary

[MIN3-9]