

[REVISED 3-13-95]

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 27, 1995**



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

PRESENT

Mr. Rick Bly
Mr. Fred Broemmer
Mr. Michael Casey
Mr. Bill Kirchoff
Ms. Linda McCarthy - arrived late
Ms. Patricia O'Brien
Chairman Barbara McGuinness
Mayor Jack Leonard
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. Sue Harris, Department Secretary

ABSENT

Mr. Dave Dalton
Ms. Mary Domahidy

INVOCATION - Commissioner Barbara McGuinness

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - Commissioner Michael Casey read the "Opening Comments"

- A. **P.Z. 6 & 7-95 Kelly Residential Group (Wildhorse Springs Plat 2)**; a request for a change in zoning from "NU" Non-Urban District and "FPNU" Flood Plain "NU" 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 for a 19.1 acre tract of land and a Planned Environment Unit (PEU) Procedure for the same tract of land and an amended Conditional Use Permit (CUP #11, P.Z. 8-92 John A. and Laverne Reuther - Cybertel) located on the north side of Wild Horse Creek Road (State Highway CC) at the northern terminus of Wilson Road (Locator Numbers 18T41-0030, 18T41-0041, 18T42-0127, 18T42-0138, 18T42-0149 and 18T43-0027). Proposed Use: Single Family Dwellings and Local Public Utility Facility/Tower

Planner II Joe Hanke presented slides of the subject site and surrounding area.

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

- Petitioner is proposing a thirty-six (36) lot development with an average lot size of 17,600 square feet.
- Petitioner met with many residents of this area and discussed this development. Everyone came to an agreement on the development.

Mr. Mark Kelly passed on speaking.

SPEAKERS IN FAVOR:

1. Dr. Theodosios Korakianitis, 27 Chesterfield Lakes, Chesterfield, MO 63005, spoke on behalf of the Citizens for Responsible Growth, noting the following:

- Met with Mark Kelly and Jim Zavradin last week. They both addressed the residents concerns. He is in favor of 36 lots.

Commissioner O'Brien inquired as to Dr. Korakianitis's thoughts on the proposed stub street.

Dr. Korakianitis responded by saying that he was upset but would *accept* it.

Commissioner Casey asked him about his feelings of the 36 home agreement, ideally how many homes were you proposing in the 19.1 acres.

Dr. Korakianitis commented the majority of his group felt 36 homes were okay.

2. Wendy Geckeler, 26 Chesterfield Lakes Rd. Chesterfield, MO 63005, noted the following:

- She is in favor of Plat II project.
- Kelly Realty visited with owners of adjacent properties and the Citizen's for Responsible Growth group to discuss, explore, and see the plat layout.
- Builder stated he would plant three (3) trees per lot, thirty-six (36) more trees than the City requires, and will provide a heavy buffer for adjacent properties.
- Kelly Realty showed what honest negotiation can achieve.

3. Pat Buzzanga, 16821 Wild Horse Creek, Chesterfield, MO 63005, noted the following:

- Builders have done everything right. The original proposal was reduced by ten (10) lots.
- Builders have left a 1 acre lot at the frontage on Wild Horse Creek Road.
- As a resident she supports the development as presented.

SPEAKERS IN OPPOSITION:

1. Mr. Bill Schmidt, 296 Woodcliffe Park Drive, Chesterfield, MO 63005
- Declined to speak.

SPEAKERS NEUTRAL - None

REBUTTAL - Waived

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

SHOW OF HANDS

In Favor: 89 In Opposition: 3 Neutral 0

Commissioner Casey read the remainder of the "Opening Comments."

Chairman McGuinness noted Commissioner McCarthy had arrived.

Chairman McGuinness recognized Councilmembers Tilley, Hilbert, and Hurt.

APPROVAL OF THE MINUTES

Commissioner O'Brien made a motion to hold the minutes from the meeting of February 13, 1995. The motion was seconded by Commissioner Casey and **approved** by a voice vote of 7 to 0.

PUBLIC COMMENTS

SPEAKERS OPPOSED TO P.Z. 5-94 MCDONALD'S CORPORATION ASSOCIATION

1. Tom Elfrink, 15510 Olive Blvd., #100, Chesterfield, MO 63017
 - The main issue is a concern about traffic.
 - Would like to go on record asking the Planning Commission to not zone and allow any type of fast-food restaurant business be allowed in that area.
2. Doug Freeman, 904 Peach Hill Lane, #106, Chesterfield, MO 63017
 - Resident of Peach Tree Apartments.
 - This type of establishment is not needed or necessary in that area.
 - Traffic is a big concern. Children in area are a big concern. Please deny.
3. Marvin Koslow, #12 Brisbane Dr., Chesterfield, MO 63017
 - Traffic problem. Bi-State bus stops almost in front of the proposed site and also across the street.
 - Don't let this become another Manchester Road.

Chairman McGuinness recognized Mike Powers from McDonald's Corporation and Steve Koslovsky, Attorney from McDonald's Corporation as being present to hear the concerns and to only answer questions if they were needed.

SPEAKERS IN FAVOR OF P.Z. 1-95 84 LUMBER

1. Mr. John King, Attorney representing P.Z. 1-95 Pierce Hardy Real Estate Company (84 Lumber) stated he wanted to go on record concerning the regulations for Sign Criteria.

SPEAKER IN FAVOR OF P.Z. 25-94 JEWISH COMMUNITY CENTERS ASSOCIATION (Multipurpose Building).

Chairman McGuinness called upon Phil Schrieber, Laura Kusiak and Jim Hall, spokesperson representing Chesterfield Farms Subdivision, Stan Ferdmann, Executive Director of JCCA, Marty Oberman, President of the JCCA, to join us as a group.

1. Mr. Phil Schrieber noted the following:
 - We are asking you as a Group to approve the recommendation.
 - A group of residents representing Chesterfield Farms (GRCF) and the JCCA have been able, through joint co-operation, to submit an amendment to the recommendation that had already been made by the Planning Department.
 - He presented a rendering depicting the new recommendations and summarized the memo dated February 27, 1995 from King, Koster, King & Hellmich, Attorneys at Law, to the Group of Residents of Chesterfield Farm Subdivision (GRCF) from the JCCA.
 - JCCA will submit a Landscape Plan to Chesterfield Farms residents for their approval.
 - Traffic studies will be submitted to Chesterfield Farms (GRCF).
2. Laura Koziak - Chesterfield Farms group welcomes the JCCA to the neighborhood. Please pass this recommendation as we can all be good neighbors.
3. Marty Oberman - Please pass, we can all be *good* neighbors.
4. Jim Hall - we do not represent all of the subdivision but the majority of the residents feel this will be best possible for all parties.
5. Nancy Litzau, 320 Cheval Square Drive, Chesterfield, MO 63005.
 - Favors the JCCA, but did not care to speak.
6. Ken Buhlig, 12929 Pertulaea, Creve Coeur, MO 63141, Pattonville School District. School used the JCCA (Millstone) facility on several occasions. They were very accommodating.

Chairman McGuinness, read the names of those who had signed up. They were asked to respond with their preference when their name was called if they declined to speak.

7. Pam Solomon, 17609 Ailanthus, Chesterfield, MO 63005, pass and approve.
8. Marsha Luhrs, 368 Littany Lane, Chesterfield, MO 63071, pass and approve.
9. Barbara Shuman, 425 Strawbridge, Chesterfield, MO 63017. Responded for her seven year old daughter, Amanda. She loves all the programs that the JCCA has to offer. Pass and approve.
10. Deborah Zetcher, 318 Dingmoor Dr., Chesterfield, MO 63017, pass and approve.
11. Rick Ferland, Resident in Chesterfield. Thank you to the Planning Commission for your dedication in this program. City of Chesterfield responded to all our needs. Pass and approve.
12. Doug Corderman, 527 Windy Hill Acres Lane, Chesterfield, MO 63017. Director of Senior Olympics. Board of Directors of YMCA.
 - Behind this project. Wonderful people, he joined the JCCA also.
13. Ronda Banford, 2207 Stone Ridge Terrace Ct. Chesterfield, MO 63005 pass and approve.
14. Jay Shucart, 14214 Kinderhook, Chesterfield, MO 63017 please approve.
15. David Friedman, 15446 Gutley Drive, Chesterfield, MO 63017 pass and approve.
16. Patricia Hearst, not in the room.
17. Ellen Pearl, 710 Spring Valley Court, Chesterfield, MO 63017 pass and approve.
18. Steve Geller, 1836 Rockmoor Drive, Chesterfield, MO 63017 pass and approve.
19. Michael Mueller, 16826 Crystal Springs Drive, Chesterfield, MO 63005.
 - Has two (2) children that attend Chesterfield Elementary School and the JCCA will help the schools out with space for special events. Pass and approve.
20. Doug Rudman, 14457 Ladue Road, Chesterfield, MO 63017.
 - According to the Site Plan presented, and according to the current zoning, all okay and he feels this is a good use with a child service facility.

21. Lil Schoenfeld, 14461 Dembury Drive, Chesterfield, MO 63005 pass and approve.
22. Jan Baron, 2375 Claymoor Drive, Chesterfield, MO 63017
 - Chesterfield resident and has interest in the JCCA. Good education in neighborhood. Pass and approve.
23. Ben Samuel, 13545 B. Coliseum Drive, St. Louis, MO 63141.
 - After hearing presentation he now approves. Presented Chairman McGuinness with the written comments.
24. Betty Hathaway, 112 High Valley Drive, Chesterfield, MO 63017 pass and approve.
25. Barry Rosenberg, 330 West Manor Drive, Chesterfield, MO 63017
 - Executive of Jewish Federation. This project will be good for the community.
 - Made reference quotes from the City's "Mission Statement" hanging in Chambers.
26. Christian Tompres, P.O. Box 585, Chesterfield, MO 63005
 - Made reference to the Comprehensive Plan. Stated that he opposed this project.
 - Planning Commission has a moral obligation to the citizens of Chesterfield.
27. Ken Dubinsky, 219 Cheval Square Drive, Chesterfield, MO 63005 pass and approve.
28. John Purcelli, 16751 Deveronne Circle, Chesterfield, MO 63017.
 - Approve with compromises.
29. Cindy Nayer, 246 Penwood Ct. Chesterfield, MO 63005 pass and approve.
30. Steve Newmarr, 14532 Eddinston, St. Louis, MO 63141 pass and approve.
31. Marilyn Warren, 1845 Rockmoor Drive, Chesterfield, MO 63005 pass and approve.
32. Ralph Nelson, 14272 Forest Crest Drive, Chesterfield, MO 63017 pass and approve.

33. Jerry Siegel, 57 Willow Brook Drive, St. Louis, MO 63141 pass and approve
34. Tammy and Steve Laiderman, 17434 Highland Way Drive, Chesterfield, MO 63005 pass and approve.
35. Mitch Baris, 5 Preston Ridge Ct. Chesterfield, MO 63017 pass and approve.
36. Doug Freeman, 904 Peach Hill Lane #106, Chesterfield, MO 63017 pass and approve.
37. Peggy Musen, lives in Chesterfield, pass and approve.
38. Michael Bender, 1222 Luray, Chesterfield, MO 63017 pass and approve.
39. Rita Rennard, 324 Diplomat Ln., Chesterfield, MO 63017 pass and approve.

OLD BUSINESS

- A. Reconsideration of P.Z. 25-94 Jewish Community Centers Association (JCCA); Conditional Use Permit (CUP) in "R-2" 15,000 square foot Residence District and amendment of City of Chesterfield Ordinance Number 752, northeast corner of intersection of Wild Horse Creek Road (State Highway CC) and Baxter Road Extension.

A motion to reconsider P.Z. 25-94 JCCA was made by Commissioner McCarthy, seconded by Commissioner O'Brien. Motion was **approved** by a voice vote of 7 to 0.

A motion was made by Commissioner McCarthy, seconded by Commissioner O'Brien to amend the Department's report from 129,000 square feet to 118,000 to read as follows:

- There will be a maximum of one (1) building on the site, not to exceed 118,000 square feet in size nor more than two (2) stories in height. The second building as shown on the Site Plan and referred to as the Cultural Center shall be eliminated.

The amendment passes by a voice vote of 7 to 0.

A motion was made by Commissioner McCarthy, seconded by Commissioner O'Brien to amend the Department's report to read as follows:

- There will be no overhead lighting of the outdoor pool. Landscape lighting shall be permitted as approved by the Planning Department.

The amendment passes by a voice vote of 7 to 0.

A motion was made by Commissioner O'Brien, seconded by Commissioner McCarthy to amend the Department's report to read as follows:

- There shall be only one (1) softball/soccer field to be located at the north end of the site. The field shall not be lighted.

The amendment passes by a voice vote of 7 to 0.

A motion was made by Commissioner O'Brien, seconded by Commissioner Casey to amend the Department's report to read as follows:

- All berms as shown on Site Plan shall be six (6) foot in height and landscaped.

The amendment passes by a voice vote of 7 to 0.

A motion was made by Commissioner McCarthy, seconded by Commissioner Casey to amend the Department's report to read as follows:

- Curb cuts (entrance/exit) shall be as shown on the plan that has been submitted to the Planning Department. The said plan having been reviewed by GRCF. The entrance closest to Wild Horse Creek Road shall be a full service entrance but left turns shall be prohibited into and out of this entrance between 6:00 a.m to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. Monday through Friday. Signs will be posted by JCCA notifying public of the prohibited left turns.

The amendment passes by a voice vote of 7 to 0.

Chairman McGuinness requested Councilmember Tilley of Ward IV, introduce an Ordinance to Council prohibiting left turns out of the entrance closest to Wild Horse Creek Road.

Chairman McGuinness read into the record the terms of the agreement between the Group of Residents of Chesterfield Farms (GRCF) and the JCCA and directed staff to rewrite conditions as appropriate.

COMMENTS/DISCUSSION

Commissioner Kirchoff believes the building is too close to Wild Horse Creek Road and that the structure should be 75' from Wild Horse Creek Road.

A motion was made by Commissioner Kirchoff, and seconded by Commissioner Broemmer that the Wild Horse Creek Road structure setback be 75'.

COMMENTS/DISCUSSION

Chairman McGuinness noted that if the structure was moved further northward, it would move the buildings closer to the residents of Chesterfield Farms.

The motion failed by a *voice* vote of 2 to 5.

Commissioner O'Brien asked Director Duepner how the parking plan submitted this evening differs from the original plan.

Director Duepner described the different plans and noted that the parking depicted met the requirements as recommended in the Department report.

Commissioner O'Brien questioned the size of the ballfields.

Director Duepner noted the location and size of the ballfields on the original plan and the revised plan.

Commissioner Casey inquired about the signage. Director Duepner reviewed the conditions per revisions to Attachment "A".

Upon a roll call, the vote on the original motion, as amended, was as follows: Commissioner Bly, yes; Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Kirchoff, yes; Commissioner McCarthy, yes; Commissioner O'Brien, yes; Chairman McGuinness, yes.

The motion passes by a vote of 7 to 0.

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.

Planner II Joe Hanke presented the Department's recommendation.

Chairman McGuinness *referred* this matter to the Ordinance Review Committee for discussion as recommended in the Department report.

- B. P.Z. 1-95 Pierce Hardy Real Estate Company (84 Lumber); "NU" Non-Urban District to "C-8" Planned Commercial District; north side of Chesterfield Airport Road, east of Long Road.

Senior Planner Laura Griggs-McElhanon presented the staff report and the Department's recommendation of **approval** of P.Z. 1-95 to be rezoned to "C-8" Planned Commercial District subject to the Conditions in Attachment A, as amended.

Director Duepner addressed the issue of signage sizes.

Commission Broemmer made a motion to **approve** "C-8" zoning, as recommended and amended by the Department of Planning. The motion was seconded by Commissioner O'Brien.

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

The motion passes by a *voice* vote of 7 to 0.

- C. **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 presented issues.

City Attorney Doug Beach made a request to hold this matter.

A motion to hold this matter was made by Commission Bly. The motion was seconded by Commissioner Casey. **The motion passes by a *voice* vote of 7 to 0.**

- D. **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 presented issues.

City Attorney Doug Beach suggested that this issue be held for further discussion.

A motion to hold, as recommended by the Department, was made by Commissioner Casey and seconded by Commissioner Kirchoff. **The motion passes by a *voice* vote of 7 to 0.**

- E. **P.Z. 5-95 McDonald's Corporation**; a request for amendment to existing "C-8" Planned Commercial District approved by St. Louis County Ordinance Number 7430; southeast side of Olive Boulevard (State Highway 340) northeast of Chesterfield Parkway North (formerly Schoettler Road).

Planner II Joseph Hanke presented the issues.

Commissioner O'Brien questioned the additional traffic stress on the intersection.

Commissioner Kirchoff expressed concern regarding the conflict of traffic study findings and suggested that some resolution be made on that issue.

Commissioner Kirchoff asked about the strip lights on the roof of the building that also appear on the rendering.

Chairman McGuinness noted concern about the architectural design. Does not fit into the neighborhood.

Commissioner Broemmer agreed that the traditional McDonald's look may need to be revised to blend in with the area.

Commissioner O'Brien noted that this is a residential area not really commercial, therefore, the architecture needs to be more residential in character. She also noted that the traffic needs to be compared to other sites (141 and Olive, Town and Country Commons).

Commissioner Broemmer suggested the hours of operation be restricted.

Commissioner Bly remarked that the glassed-in playground area was out of balance in proportion to the rest of the building.

Commissioner McCarthy commented on the facility at Hilton Head Island being very stylish and she stated that that design should be considered here.

A motion to **hold** this matter was made by Commissioner McCarthy. The motion was seconded by Commissioner Broemmer and passes by a voice vote of 7 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **D. L. 2-49 Spirit of St. Louis Airport (Airport Hangars & Shadeports)**; "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; west of Turbine at the western terminus of Edison Avenue.

Committee Co-Chair O'Brien, on behalf of the Site Plan Review Committee, made a motion to approve the amended Site Development Plan and Architectural Elevations. The motion was seconded by Commissioner Casey.

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

The motion passes by a vote of 7 to 0.

COMMITTEE REPORTS

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

Senior Planner Laura Griggs-McElhanon noted the Department hopes to schedule another meeting in the near future.

- D. Comprehensive Plan Committee

Staff was directed to schedule a meeting of the Comprehensive Plan Committee concerning revisions to the Office Campus designation.

Senior Planner Griggs-McElhanon reminded the Committee of the March 8th, 1995 West Area Study meeting, at 5:00 p.m.

- E. Procedures and Planning Committee - No report.

The meeting adjourned at 9:58 p.m.


Patricia O'Brien, Secretary

[MIN2-27.313]