

V

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
February 26, 1990

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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Domahidy
Dr. Alan Politte
Mr. Doug Beach, City Attorney
Councilmember Dick Hrabko, Ward IV
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon
Mr. Lester Golub
Mr. William Kirchoff

INVOCATION: The Reverend Michael Preg, Westminster Reformed
Presbyterian Church

PLEDGE OF ALLEGIANCE

A plaque was presented to former Planning Commission Member Mr. Ed Bidzinski in recognition of his service to the Commission.

PUBLIC HEARINGS

- A. P.Z. 2-90 City of Chesterfield Planning Commission; c/o City of Chesterfield Department of Planning/Economic Development, 922 Roosevelt Parkway, Chesterfield, Missouri 63017. A proposal to establish a Commercial Service Procedure within the Zoning Ordinance of the City of Chesterfield relative to commercial uses within single-family structures.

Ms. Anna Kleiner, Planning Specialist, presented the proposal with the following comments:

- o This proposal is for a commercial service procedure, which evolved out of the Comprehensive Plan Process when concern was raised about possible alternative use for single-family homes located on State roadways.

- o The Commercial Service Procedure would be an overlay district applicable to specified existing zoning districts in the Ordinance.
- o The Comprehensive Plan designates Olive as a predominantly residential area. This Commercial Service Procedure would provide an alternative interim use for some of the residential structures which presently exist along Olive.
- o The procedure would pertain mainly to parcels consisting of one (1) acre, or less, which may not be totally appropriate for residential use.
- o The intent of the Comprehensive Plan, as well as this procedure, is not to establish a precedent for commercial on Olive, or other State roads.
- o The Ordinance Review Committee considered permitted uses, locations (i.e., State roads, zoning districts), lot size (one (1) acre or less), signage, parking and buffering requirements; and that requests be considered on a case-by-case basis and reviewed through a site development plan.
- o The Department of Planning will be reviewing this over the next month, and will make modifications as requested by the Ordinance Review Committee such as the possible change of parking requirements to permit parking in front of the buildings (similar to what is permitted for an ordinary residential structure).

Comments/Questions from Commission Members

- o Ms. Brown requested a definition of the permitted uses, and explanation of how the use would be transferred.

Ms. Kleiner stated the uses would be service commercial type, and that a different use than the original could be transferred with ownership.

- o Mr. Hrabko stated his disagreement regarding the limitation of the lot size requirement of one (1) acre or less.

Ms. Kleiner stated that larger lots could be sub-divided.

- o Mr. Hrabko inquired whether in the case of an insurance agency who desired to sell to a dentist, would the dentist have to apply for a new Special Use Permit.

Ms. Kleiner stated that he would.

- o Mr. Hrabko inquired about if a structure is destroyed sixty percent (60%) or more, could it be rebuilt and application made for a new Special Use Permit.

Ms. Kleiner said that under certain situations the Special Use Permit is proposed to be transferrable to the rebuilt structure.

- o Mr. Hrabko asked if it would preclude someone from rebuilding a totally destroyed building into a residential (house-type) structure, and then use it under this Special Use Permit.

Ms. Kleiner said it was a possibility, and that discussion did occur at the Ordinance Review Committee Meeting regarding same.

- o Mr. Hrabko stated his preference that the signs of a maximum of four (4) square feet be allowed. He further stated that he felt it makes more sense to take some of those buildings down rather than to remain as offices, and having the provision to allow someone to come in and build a new residential-style structure to be used under this Special Use Permit.
- o Dr. Politte stated that one of the main concerns would be control of the permitted use categories.

SPEAKERS IN FAVOR - None

SPEAKERS NEITHER IN FAVOR NOR IN OPPOSITION

1. Mildred Woodruff, 15346 Olive Boulevard, as an individual.
2. Robert F. Luster, 14885 Olive Boulevard, as an individual.

SPEAKERS IN OPPOSITION

1. Hope Stemme, 13830 Olive Boulevard, Chesterfield, MO 63017, as an individual.
2. Connie McCormick, 13831 Olive Boulevard, Chesterfield, MO 63017, as an individual.
3. Don Kemner, 15239 Olive Boulevard, Chesterfield, MO 63017, on behalf of 35 property owners on Olive Boulevard.
4. Paul Kopsky, 640 Cepi Drive, Chesterfield, MO 63005, on behalf of Mr. & Mrs. Tom Eggers, Mr. & Mrs. Donald Kemner, and Moel Luster and Ed Thoman.
5. Dan Kazanas, 1153 Richland Drive, Chesterfield, MO 63017, as an individual.
6. Noel Handler, 14239 Olive Boulevard, Chesterfield, MO 63017, as an individual.

A show of hands indicated 5 in Favor, and 26 in Opposition.

Mr. Bryant left the meeting at this time.

APPROVAL OF THE MINUTES

The minutes of the Planning Commission Meeting of February 12, 1990 were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee

Mr. Hrabko stated that the Planning and Economic Development Committee would be recommending approval of the Comprehensive Plan to the City Council at its meeting next Monday (March 5, 1990).

Ordinance Review Committee

No report was given.

OLD BUSINESS - None

NEW BUSINESS

- A. P.C. 120-84 Queatham House, Ltd.; request to amend LPA in "NU" Non-Urban District Ordinance; north side of Olive Boulevard, at Westernmill Drive.

Ms. Kleiner presented background information, proposed amendments, and the Department's recommendations to limit the seating capacity of the restaurant to forty (40) seats, and limit the hours of operation to 10:00 a.m. to 4:00 p.m., seven (7) days a week.

Concerns raised by the Planning Commission were as follow:

- o The effect of lighting in the rear of the building upon adjacent residential property.
- o The possible impact of traffic.
- o The possibility of setting a precedent for similar commercial activity on Olive.
- o The need for more input from petitioner regarding future requirements relative to restaurant seating, parking, etc.

Dr. Politte made a motion to have this matter brought back before the Commission at a Public Hearing. The motion was seconded by Ms. Burnett.

Discussion followed which encompassed the following:

- o The undetermined desire of the petitioner to have a Public Hearing (i.e., time and expense involved).
- o The need for more input from petitioner regarding their request.
- o A perspective operator (tenant of the owners) of the Queatham House indicated that there was some desire that the site would be turned into a full restaurant, at some point in the future.

Ms. Domahidy stated her desire to modify the request to include forty-four (44) seats, and hold the remainder of the request pending more input.

Mr. Duepner stated that the Department could obtain more information from the petitioner regarding seating and hours of operation, and place the Public Hearing in motion. He further stated that, if the Public Hearing was deemed unnecessary at some future point, it could be cancelled.

The motion was amended to hold this matter on the Agenda and to instruct the Planning Department to contact the petitioner to obtain more information, and to determine whether the petitioner would prefer a Public Hearing.

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

- B. P.Z. 1-90 Long Road Realty Venture, Inc.; a request for an Amended "C-8" Planned Commercial District for a 1.5 acre tract of land located on Long Road, approximately 200 feet south of Chesterfield Airport Road.

Ms. Kleiner presented the request and the Department's recommendation of approval subject to conditions in report.

A motion was made by Dr. Politte to approve the Department's recommendations, and seconded by Ms. Domahidy. Upon a roll call the vote was as follows: Ms. Brown, yes; Ms. Burnett, yes; Ms. Domahidy, yes; Dr. Politte, yes; Chairman McGuinness, yes. The motion passed by a vote of 5-0.

Mr. Hrabko left the meeting at this time.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. P.C. 22-88 Charles Hennemeyer, Inc. (Drew Station); "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.

Mr. Duepner presented the request and the Department's recommendation of approval with conditions as stated in report.

Ms. Brown, on behalf of the Site Plan Committee, moved that the request for sixty (60) square foot business monument sign for Drew Station be approved with a maximum height of eight (8) feet. The motion was seconded by Ms. Burnett, and passed by a voice vote of 5 to 0.

B. P.C. 1-85 Rudy Stinnett and Bob Thiemann (Corporate Plaza); "C-8"
District Business Sign; south side of South Outer Forty Drive, east of Yarmouth Drive.

Ms. Kleiner presented the request and the Department's recommendation of approval as stated in the report.

Ms. Brown, on behalf of the Site Plan Committee, moved that the recommendation of the Department be approved subject to the removal of the illegal, neon sign being removed prior to the issuance of the permit. The motion was seconded by Ms. Domahidy and passed by a vote of 5 to 0.

C. Valley Center Plat III; Easement and Record Plat; south side of
Chesterfield Airport Road, east of Long Road.

Ms. Kleiner presented the request and the Department's recommendation of approval as stated in report.

A motion to approve the Department's recommendation was made by Dr. Politte, and seconded by Ms. Domahidy. The motion was passed by a voice vote of 5 to 0.

Mr. Duepner reminded the Commissioners of a Workshop to be held on March 29, 1990, sponsored by the American Planning Association, and dealing with the role of the Planning Commission. He requested that any interested Commission Members advise the Department so that the Department may process the necessary paperwork.

Mr. Duepner stated that an item which will appear on the Commission's next agenda, deals with a matter from the Planning and Economic Development Committee regarding satellite dishes.

The meeting adjourned at 9:10 p.m.

Mr. Charles Bryant - Secretary

[MIN2-26]