

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 25, 1991**



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

PRESENT

Chairman Barbara McGuinness
Ms. Mary Brown
Ms. Mary Domahidy
Mr. Dave Dalton
Mr. Les Golub
Mr. William Kirchoff
Mr. Walter Scruggs
Mr. Doug Beach, City Attorney
Councilmember Betty Hathaway, Ward I
Mayor Jack Leonard
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Jamie Cannon
Ms. Pat O'Brien

INVOCATION: Mayor Jack Leonard

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS - None

APPROVAL OF THE MINUTES

The Minutes were approved from February 11, 1991.

COMMITTEE REPORTS

A. Ordinance Review Committee - Mary Brown

Chairman Brown stated that the Committee met this evening. The Department presented a slide show, limited primarily to ground-mounted and wall-mounted business signs. There was a great deal of discussion about changing some of the criteria for business signs, and the Committee will also be looking into all of the signs in Chesterfield.

B. Architectural Review Committee - No report.

C. Site Plan/Landscape Committee - No report.

D. Comprehensive Plan Committee - Mary Domahidy

Chairman Domahidy referred to the Summary of the previous meeting which is in the meeting packet.

Director Duepner stated the following:

1. The Comprehensive Plan Committee met in February and reviewed the Summary of the Comprehensive Plan Policies, as well as the petitions that were acted upon by the Planning Commission and the City Council over the past year (Summary Sheet included in Commission packet).
2. The Committee directed the Department to prepare for a public hearing. The public hearing on the Update of the Comprehensive Plan is scheduled for March 14, 1991, at 7:00 p.m., at the Government Center.

Chairman Domahidy made the following statements regarding items discussed at the last Comprehensive Plan Committee meeting:

1. The Committee suggested that the Procedures Committee look into the matter of providing feedback to the Commission relative to Commission recommendations that are amended by the Planning and Economic Development Committee of the City Council.
2. The Committee does not, at this time, believe there would be any need to change the Land Use Map.

E. Procedures Committee

Director Duepner summarized the report regarding Planning Commission Procedures.

Commissioner Scruggs moved to continue the policy of allowing the petitioner to review recommended conditions following Planning Commission recommendation, until such time as the Planning Commission deems it necessary to revise this policy. The motion was seconded by Commissioner Domahidy.

The motion passed by a voice vote of 7 to 0.

Director Duepner summarized the Commission policy concerning attendance at Planning and Economic Development Committee meetings.

Director Duepner suggested that the Planning Commission, upon receipt of the quarterly Status Sheet provided by Department Staff, could review Council action on recommendations by the Commission .

The procedure of reporting Council action on matters referred by the Planning Commission was forwarded to the Procedures Committee for review.

Director Duepner stated that Department of Planning and the Department of Public Works intend to have a session with the Planning Commission to provide them with some background information on the design criteria for subdivision improvements, (i.e., street grades, grading of streets, etc.) and how it impacts site development within the City of Chesterfield. He further stated that the Departments plan to have a small field trip to observe the application of the criteria.

OLD BUSINESS - None

NEW BUSINESS

- A. P.Z. 4 & 5-91 Miceli Realty Company; a request for a change of zoning from "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-1A" Residence District; west side of Schoettler Road, north of Clayton Road.

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

A motion to approve the Department's recommendation was made by Commissioner Kirchoff, and was seconded by Commissioner Scruggs.

COMMENTS/DISCUSSION BY COMMISSION

- Commission discussed the possibility of requiring an alternate sidewalk plan for the development.
- It would be premature to consider the park land contribution by the developer at this time. The decision on the petition should not be based on park dedication.
- If the park would not be dedicated, this land would remain as common ground, to be maintained by the residents of the subdivision.

Commissioner Scruggs made a motion to amend the original motion to add a sentence to Condition 4,m. of Attachment A to read: "Stub street to Straub Road shall not be connected, and shall be provided with barricade and small berm to discourage any access to Straub Road. The motion was seconded by Commissioner Domahidy. Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, no; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, no; Commissioner Scruggs, yes; Chairman McGuinness, no.

The amendment to the original motion passed by a vote of 4 to 3.

Commissioner Brown made a motion to amend the original motion, as amended, to add a sentence to Condition 4,o. of Attachment A to read: "Additional landscaping shall be provided along the southern line of the development and adjacent to Straub Road, as approved by the Planning Commission on the landscape plan. The motion was seconded by Commissioner Domahidy.

COMMENTS/DISCUSSION BY COMMISSION

- A report by an Urban Forester giving more detail regarding tree retention was requested for consideration at the time of site plan review.

Upon a roll call the vote was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, no; Chairman McGuinness, no.

The amendment to the original motion, as amended, passed by a vote of 5 to 2.

Commissioner Golub left the meeting at this time.

COMMENTS/DISCUSSION BY COMMISSION

- Commission expressed a desire for some type of alternate sidewalk proposal by the developer.
- Commission expressed a desire for additional street lighting at the entrance along Schoettler Road.
- It was determined that the lighting issue could be addressed at the time of the site plan review.

Commissioner Golub returned to the meeting at this time.

Commissioner Kirchoff made a motion to amend the original motion, as amended, to delete the words "if proposed" from Attachment A, Condition 4.k. The motion was seconded by Commissioner Domahidy.

The amendment to the original motion, as amended, passed by a voice vote of 7 to 0.

Upon a roll call the vote for the original motion, as amended three (3) times, was as follows: Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, yes; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes.

The original motion, as amended three (3) times, passed by a vote of 7 to 0.

- B. P.C. 85-86 Gene Mainini; a request for amendment of "M-3" District Ordinance; southwest corner of the intersection of Chesterfield Airport Road and Long Road.

Planning Specialist Kleiner presented the request and the Department's recommendation to deny the requested building and parking setback amendments to Ordinance 13,582; to deny the proposed southern boundary setback of 2.5 feet, recommending that the original setback of 3.0 feet be maintained; and approval of the proposed site development plan revisions relative to landscaping, trash enclosure, and loading space.

Commissioner Scruggs made a motion to deny the requested building and parking setback amendments to Ordinance 13,582. The motion was seconded by Commissioner Domahidy. Upon a roll call the vote was as follows: Commissioner Brown, no; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Golub, no; Commissioner Kirchoff, yes; Commissioner Scruggs, yes; Chairman McGuinness, yes.

The motion passed by a vote of 5 to 2.

Commissioner Domahidy made a motion to approve the revisions relative to landscaping, the trash enclosure, and the loading space. The motion was seconded by Commissioner Brown.

The motion was withdrawn.

Commissioner Kirchoff made a motion to require the petitioner to submit a new landscape plan. The motion was seconded by Commissioner Brown.

The motion passed by a voice vote of 7 to 0.

Commissioner Brown made a motion to approve the revisions relative to the trash enclosure and loading space. The motion was seconded by Commissioner Domahidy.

The motion passed by a voice vote of 7 to 0.

- C. P.C. 94 & 95-88 Borman Development Company (The Estates at Baxter Lane); "R-2" 15,000 square foot Residence District Planned Environment Unit Procedure Record Plat; east of Old Baxter Road at the terminus of Baxter Lane.

Director Duepner presented the request and the Department recommendation of approval.

Commissioner Kirchoff, on behalf of the Site Plan Review Committee, made a motion to approve the request. The motion was seconded by Commissioner Golub.

The motion passed by a voice vote of 7 to 0.

The meeting adjourned at 8:55 P.M.

William Kirchoff, Secretary

[MIN2-25]