V

MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JANUARY 9, 1989

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

PRESENT

Chairman Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Mr. Charles Bryant
Ms. Kimberly Burnett
Ms. Mary Domahidy
Mr. Lester Golub
Mr. William Kirchoff
Dr. Claude Pritchard
Mr. Doug Beach, City Attorney
Mr. Dick Hrabko, Ward IV Councilman
Mr. Jerry Duepner, Director of Planning/Economic Development
Ms. Anna Kleiner, Planning Specialist
Mr. Dan Olson, Planning Technician
Ms. Sandra Lohman, Executive Secretary/Department of Planning

ABSENT

Invocation: None given

The Pledge of Allegiance was led by Mr. Dan Olson, Planning Technician, City of Chesterfield.

INTRODUCTORY REMARKS - CHAIRMAN BARBARA MCGUINNESS

PUBLIC HEARINGS

P.Z.1,2 and 3-89 Toys 'R' Us

Mr. Duepner, Director Department of Planning/Economic Development stated that P.Z.1,2 & 3-89 Toys 'R' Us was postponed per request this morning by the petitioner. The earliest possible date for the petitions to be resubmitted to the Commission would be February 13, 1989.

P.Z.4-89 E.S. Development; a change of zoning from C-8 Planned Commercial District and M-3 Planned Industrial District to C-8 Planned Commercial District; 124.3 acre tract of land located on the north side of North Outer Forty Road at Spirit Industrial Boulevard.

Mr. John King, Attorney, spoke on behalf of the petitioner.

Speakers in Favor - None

Speakers in Opposition - None

Speaker - Neutral

Ms. Betty Hathaway,

Rebuttal

Mr. King stated that security would be provided by the dealerships. A Floodplain study would have to be approved. This petition is presented as conceptual and would be developed as recommended and approved at various phases by the Planning Commission.

A show of hands indicated 26 In Favor and 6 Against.

P.Z.5-89 City of Chesterfield Planning Commission; a change of zoning from R-3 10,000 square foot Residence District to NU Non-Urban District; 3.5 acre tract of land located on the northwest corner of Kehrs Mill Road and Sycamore Drive.

Mr. Jerry Duepner, Director of Planning, spoke on behalf of the request.

Speakers in Opposition

1. The Rev. Edward Hammer, All Saints Lutheran Church, 14 Windfall Ridge Ct., Chesterfield, MO 63017. His reason for opposing this petition was based on his desire to expedite church development on this property, which is owned by All Saints.

2. Mr. Keith Schroeder, Architect for All Saints Lutheran Church, 409 Sundowner Ridge Ct, Ballwin, MO 63011, presented the preliminary plan for the new church.

A show of hands indicated 0 In Favor and 15 Against.

APPROVAL OF THE MINUTES

The minutes of the December 12, 1988 meeting were approved.

COMMITTEE REPORTS

Comprehensive Plan Committee:

Ms. Domahidy stated that a press conference was scheduled at the Chesterfield Government Center on January 16, 1989. She gave the selection process summary for citizen volunteers. The Selection Criteria was approved by a voice vote of the Commission.

Ordinance Review Committee:

Mr. Duepner presented his report requesting amending of the Zoning Ordinance of the City of Chesterfield relative to Accessory Uses with Nursing Home or Elderly Housing. The matter was referred to the Ordinance Review Committee.

The meeting recessed for five (5) minutes.

OLD BUSINESS

P.C.22-88 Hennemeyer Company, Incorporated

Mr. Duepner stated that at the Public Hearing, the petitioner submitted a site plan which showed a total of 57,300 square feet of building area on the tract. Clarkson Road serves as the western boundary, Dierbergs Market Place is to the south. The Department of Planning recommended approval of the concept of the revised plan with the following conditions: 1) no structure be located closer than 50 feet to either of the property lines; 2) the landscape area along the north line adjacent to the entrance drive should be a minimum of 10 feet, and buffering to be provided along Clarkson Road; 3) building orientation be subject to architectural review authority; 4) will assume cost of traffic signal; and 5) a minimum setback of 20 feet adjacent to residential areas to the south and east.

The motion was made to approve in concept. Motion was made for a revised plan by Mr. Golub and seconded by Mr. Kirchoff. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The recommendation passed by a vote of 9 to 0.

P.C.23-88 Richard L. Halbman

Ms. Anna Kleiner spoke on behalf of the request. She stated that the request was for an amended PEU within an R-5 District. The PEU was approved in 1982 for 65 multi-family condominiums on a 9 acre tract (3.6 acres of this area have already been developed). The Department recommends approval with the following conditions: 1) Three detached units be attached to the units closest to them, to be in keeping with the surrounding development; 2) conduct careful architectural review; 3) sidewalk installation be a continuation of existing sidewalks in White Gate Farms; 4) additional parking stalls be provided throughout the PEU.

A motion to approve subject to conditions recommended by staff was made by Ms. Domahidy and seconded by Mr. Bryant. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 9 to 0.

P.C.24 & 25 Stonebriar Development Corporation

Mr. Duepner gave the Department's recommendation to approve rezoning from NU to R-3 for the subject 4.9 acre tract and revisions of the Planned Environment Unit proposed via P.C.17 and 19-88 to allow a maximum of 177 single-family units on the combined tract.

The motion to approve the Department's recommendation was made by Ms. Domahidy and seconded by Mr. Golub. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - no; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 8 to 1.

NEW BUSINESS

P.C.1-85 Rudy Stinnett and Bob Thiemann (Corporate Plaza);

Mr. Duepner stated that the request was for an amendment to Ordinance No. 12,499. The property is located on the south side of South Outer Forty, east of Yarmouth Drive. The Department recommended approval with conditions listed in the Department's report to the Commission.

The motion to approve the request was made by Dr. Pritchard and seconded by Mr. Kirchoff. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 9 to 0.

P.C.65-88 Montessori Children's House;

Ms. Kleiner stated that the request was a Condition Amendment for a CUP in the NU District, located on the south side of Ladue Road, east of Baylesville Drive. The Department recommended approval with the conditions listed in the Department's report to the Commission.

The motion to approve the request was made by Mr. Golub and seconded by Ms. Burnett. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 9 to 0.

P.C.207-86 Texaco Incorporated;

Mr. Duepner stated the request to amend the C-8 District Ordinance for the subject site located on the southwest corner of Olive Boulevard and Schoettler Road. The Department recommended approval of requested amendment.

The motion to approve the request was made by Mr. Bryant and seconded by Ms. Domahidy. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 9 to 0.

P.C.3-88 Borman Development Company;

Mr. Duepner stated the request for the Planned Environment Unit Ordinance Amendment for the subject site located at the terminus of Forest Crest Drive. The Department recommended approval of the requested amendment relative to access.

The motion to approve the Department's recommendation with limitations regarding heavy construction traffic (cement trucks, etc.) to weekdays between 9:00 a.m. and 3:00 p.m. during the school year, was made by Mr. Golub and seconded by Ms. Burnett. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - no; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 8 to 1.

P.C.152-78 Monsanto Company;

Mr. Duepner stated the request for a C-8 District Ordinance Amendment for the site located at the northwest quadrant of Olive Boulevard and I-64/U.S. Highway 40. The Department recommended approval of the request subject to conditions.

The motion to approve the request was made by Dr. Pritchard and seconded by Mr. Bidzinski. The vote was as follows: Mr. Bidzinski - no; Ms. Brown - no; Ms. Burnett - no; Ms. Domahidy - no; Mr. Golub - abstain; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - no; The motion failed by a vote of 1 yes, 7 no, and 1 abstention.

A motion to hold the petition in lieu of more information regarding the type of products and volume of production intended by the petitioner was made by Dr. Pritchard and seconded by Mr. Bryant. The motion to hold was approved by a voice vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, SIGNS

P.C.36-88 Barnes Continuing Care; - MXD Site Development Plan; east side of Olive Boulevard and south of Appalachian Trail Drive.

Ms. Kleiner stated the Department's recommendation to approve the plan with the conditions listed in the Department's report to the Commission. The Commission also requested additional landscaping be placed between the carports and the adjoining property, and Olive Boulevard. An Architectural review was added as a requirement for approval by the Commission.

The motion to approve the site plan subject to conditions recommended by the staff and architectural review, including samples of building materials, was made by Mr. Bryant and seconded by Mr. Golub. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Mrs Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motion passed by a vote of 9 to 0.

P.C.12, 13, 14-87 Mary Faust St. Luke's Development Corporation; Site Development Plan; west side of Olive Boulevard, north of Ladue Road.

Ms. Kleiner stated the Department's recommendation to approve with the conditions listed in the Department's report to the Commission.

The Commission added conditions of notification of materials used for building structure and architectural approval.

The motion to approve the site plan subject to the conditions recommended by the staff and architectural review of elevations was made by Mr. Kirchoff and seconded by Mr. Bryant. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motioned passed by a vote of 9 to 0.

P.C.93-88 Daniel K. Stegmann; Amoco Oil; Site Development Plan; south side of Chesterfield Airport Road at Wildhorse Creek Road.

Ms. Kleiner stated the Department's recommendation of the site development plan with the condition that more landscaping be added along Chesterfield Airport Road.

The motion to approve the site plan subject to the Department's recommendation was made by Ms. Burnett and seconded by Mr. Bryant. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motioned passed by a vote of 9 to 0.

P.C.225-87 Clarkson Centre Associates (Clarkson Centre); Site Development Plan; east side of Clarkson Road, south of Clarkson Woods Drive.

Mr. Duepner stated the recommendation of the Department to approve the plan with the conditions as stated in the Department's report to the Commission.

The motion to approve the site plan subject to the Department's recommendation was made by Mr. Bryant and seconded by Ms. Domahidy. The vote was as follows: Mr. Bidzinski - yes; Ms. Brown - yes; Mr. Bryant - yes; Ms. Burnett - yes; Ms. Domahidy - yes; Mr. Golub - yes; Mr. Kirchoff - yes; Dr. Pritchard - yes; Chairman McGuinness - yes. The motioned passed by a vote of 9 to 0.

The meeting adjourned at 10:15 p.m.

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Mr. Charles Bryant - Secretary