PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
October 14, 1996

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

PRESENT
Mr. Rick Bly
Mr. Fred Broemmer
Mr. Dave Dalton
Mr. Dan Layton, Jr.
Ms. Linda McCarthy
Chairman Michael J. Casey
Council Liaison Linda Tilley, (Ward II)
Mr. Douglas R. Beach, City Attorney
Mr. Jerry Kelley, Director of Planning
Ms. Laura Griggs-McElhanon, Assistant Director of Planning
Mr. Paul Mann, Planner II
Ms. Sandra Lohman, Executive Secretary

ABSENT
Mr. Robert Grant
Ms. Carol Kenney
Mr. Allen Yaffe

INVOCATION - Chairman Mike Casey

PLEDGE OF ALLEGIANCE - All

Chairman Casey announced that the Sverdrup item on the agenda will be held, there will be no vote on this item tonight.

Chairman Casey recognized Mayor Jack Leonard; Councilmember Linda Tilley (Ward IV), Council Liaison; and Councilmember Larry Grosser (Ward II).

PUBLIC HEARINGS:

The first portion of the "Opening Comments" was read by Commissioner McCarthy.

A. **P.Z. 23-96 City of Chesterfield**; a request for a change in zoning from "R1-A" 22,000 square foot Residence District to "NU" Non-Urban District for a 64.476 acre tract of land located on the north side of Olive Boulevard approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard. (Locator Number 17R53-0197)

Assistant Director Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area, as well as the history of the original petitions for this parcel. She noted the two (2) year time limit for activity on the approved PEU has expired; therefore, in accordance with the Zoning Ordinance of the City of Chesterfield, the City is initiating the rezoning process to revert this parcel to its original zoning designation of "NU" Non-Urban District.

City Attorney Doug Beach noted this "NU" Zoning is the same zoning along Wild Horse Creek Road he has had difficulty with, as legal counsel for the City.

Assistant Director Griggs-McElhanon noted the City is not doing anything to remove the Conditional Use Permit.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL: - Waived

Chairman Casey recognized Councilmember Barry Streeter (Ward II).

Commissioner McCarthy read the next portion of the "Opening Comments."

B. **P.Z. 24-96 St. Luke's Episcopal-Presbyterian Hospitals;** a request for a Conditional Use Permit (CUP) in the "R1-A" 22,000 square foot Residence District for a 3.132 acre tract of land located on the north side of Olive Boulevard approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard (Locator Number 17R53-0197pt) and an amendment to existing Conditional Use Permit (CUP) Number 561 in the "R1-A" 22,000 square foot Residence District established by St. Louis County Ordinance Number 13,252 for an 11.508 acre tract of land located on the north side of Olive Boulevard approximately 1,000 feet north of the intersection of Ladue Road and Olive Boulevard. (Locator Number 17R44-0052). The total acreage encompassing this Conditional Use Permit request is 14.639 acres. Proposed Amendment: Expansion of existing CUP to allow for the construction of a fenced garden and planting area for the residents of Surrey Place.

Mr. Stuart Vogelsmeier, Attorney for St. Luke's, spoke on behalf of the petitioner. He noted the following:

- The CUP will be expanded by the addition of 3.132 acres of contiguous land, already owned by St. Luke's, for development of a circular garden and planting area.
- No changes will be made to the Conditional Use Permit.

Mr. Gary Olson, St. Luke's Hospital, presented slides and renderings of the proposed garden area to accommodate the patients of the Dementia and Alzheimer area of the existing nursing home "Surrey Place."

SPEAKERS IN FAVOR:

1. Mr. Harvey Keymer, 615 Waterford View Court, Ballwin, MO 63021, spoke as an individual. He presented photographs to Chairman Casey depicting flooding problems north of the subject site after a 4 inch rainfall.

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL: - Waived

Commissioner McCarthy read the next portion of the "Opening Comments."

C. **P.Z. 25-96 Vermeer Sales and Service MI., Inc.**; a request for a change in zoning from "NU" Non-Urban District and "C-4" Highway Service Commercial District to "C-8" Planned Commercial District for a 6.05 acre tract of land located on the south side of Chesterfield Airport Road approximately 250 feet east of the intersection of Long Road and Chesterfield Airport Road. (Locator Number 17U14-0102) Proposed Uses: Sales and service of new and used construction and farm equipment and other equipment of every kind and description.

Assistant Director Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Kevin King, Attorney for the petitioner, noted the following:

- The proposed new facility is to the east of the existing facility, and will be two (2) stories in height.
- The new facility will, initially, be occupied in one (1) story increments (i.e., 3800 sq. ft. of office space at the front of the building for display of equipment and sales).
- At the rear of the building (approximately 8,000 square feet) will be 1 1/2 stories to accommodate the tall machinery brought in for repair/service.
- Customer parking is proposed at the front of the building, and employee parking on the east.
- Hours of operation would be 7:00 a.m. to 5:00 p.m., Monday through Friday, and 7:00 a.m. to Noon on Saturday.

- There would be approximately fifteen (15) employees.

- The entire facility will be fenced and gated during non-operational hours for security reasons.

Comments/Questions

Councilmember Tilley inquired about the type of fencing proposed.

Mr. King noted chain link fencing is proposed, but the petitioner is not opposed to sight-proof fencing to the rear and sides of the property where it would be appropriate, if required by the Commission or Council. He stated that the petitioner would be opposed to a sight-proof fence across the front, because of the outdoor display of equipment.

Commissioner Dalton inquired about the type of construction materials.

Mr. Lee Feaster, Wind Engineering, noted the building construction is preliminary; however, the front will be either a brick or some kind of concrete block, and the service area would be some form of steel-type structure.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS NEUTRAL: - None

REBUTTAL:

Mr. King noted Mr. Craig Kool's family has been in the business for over twenty (20) years, owned seven (7) different stores throughout the Midwest, has been in Chesterfield (Vermeer Sales) for approximately seventeen (17) years, has had a very good relationship with the City of Chesterfield, and would like very much to remain a part of the community.

Commissioner McCarthy read the final portion of the "Opening Comments."

Commissioner Dalton left the meeting at this time.

APPROVAL OF THE MINUTES:

Approval of Minutes from the Meeting of September 25, 1996.

A motion to approve the minutes was made by Commissioner Bly, seconded by Commissioner Broemmer **and passes by a voice vote of 5 to 0.**

Commissioner Dalton returned to the meeting at this time.

PUBLIC COMMENTS:

1. Mr. Mark Tulper, 14024 Conway Road, Chesterfield, MO 63017, spoke regarding P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing), noting concerns about traffic on Conway Road.

   Mayor Jack Leonard stated St. Louis County wanted to make Conway Road a County Arterial Highway, but the City stopped this action. He noted Conway Road is going to be a Chesterfield road from our eastern city limits all the way to where it terminates in our parking lot here at City Hall. He further noted the City will be able to control traffic on Conway Road.

NEW BUSINESS:

A. **P.Z. 13-96 A & O Investments, Ltd.;** "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance Number 12,561 establishing a "C-8" Planned Commercial District and an amendment to City of Chesterfield Ordinance Number 408 establishing a "C-8" Planned Commercial District; northwest corner of the intersection of Chesterfield Parkway North and Conway Road.

   Director Kelley noted the petitioner sent a letter requesting this matter be held until the October 28, 1996 Planning Commission Meeting.

   Commissioner Bly made a motion to hold this matter until October 28, 1996. The motion was seconded by Commissioner McCarthy **and passes by a voice vote of 6 to 0.**

B. **P.Z. 1-96 Sverdrup Investments, Inc. (Timberlake Crossing)**; an amendment to an existing "C-8" Planned Commercial District approved by City of Chesterfield Ordinance Number 563; south side of Conway Road, Approximately 250 feet west of White Road.

   A motion to hold this matter was made by Commissioner Bly, seconded by Commissioner Layton **and passes by a voice vote of 6 to 0.**

C. **P.C. 141-79 Chesterfield Village (Northwest Quadrant)**; a request for an extension of time for a "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; northeast and northwest quadrants of the intersection of Chesterfield Parkway North and Highway 60/61.

   Assistant Director Griggs-McElhanon noted the Department recommends a two (2) year extension of time to November 15, 1998 for submittal of a Final Development Concept Plan including architectural elevations and requiring establishment of a Landscape Maintenance Bond for P.C. 141-79 Chesterfield Village (N.W. Quadrant).

A motion to approve the extension of time was made by Commissioner Bly, seconded by Commissioner McCarthy **and passes by a voice vote of 6 to 0.**

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

A. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat for Lot 25; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this request. The motion was seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

B. **Braefield Subdivision**; Planned Environment Unit (PEU) Procedure in the "R-4" 7,500 square foot Residence District Re-subdivision Plat for Lot 26; north side of Olive Boulevard, east of West Drive.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this request. The motion was seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

C. **P.C. 172-71 Chesterfield Village, Inc.**; Planned Environment Unit (PEU) Procedure in the "R-5" Residence District Partial Amended Final Development Plan; east and west sides of Baxter Road extension, south of Wild Horse Creek Road.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this request. The motion was seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

D. **P.Z. 26 & 27-95 and 10 & 11-96 L.A.C. Corporation & Wild Horse Summit Development Corporation (Greystone)**; Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and "FPR-1" Flood Plain "R-1" One Acre Residence District Site Development Section Plan, Phase 2; south side of Wild Horse Creek Road, west of Wildhorse Parkway.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve this request. The motion was seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

E. **D.L. 2-49 and P.Z. 6-96 Spirit of St. Louis Airport (Golf Driving Range)**; "M-3" Planned Industrial District Site Development Plan and Architectural Elevations; south side of Olive Street, west of Spirit of St. Louis Boulevard.

Commissioner Broemmer, on behalf of the Site Plan Committee, made a motion to approve the Site Development Plan and Architectural Elevations, with the Landscape Plan being reviewed and approved by the Planning Department. The motion was seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

B. **COMMITTEE REPORTS:**

A. **Ordinance Review Committee** - No report.

B. **Architectural Review Committee** - No report.

C. **Site Plan/Landscape Committee** - No report.

D. **Comprehensive Plan Committee** - No report.

Assistant Director Griggs-McElhanon just pointed out that there was a meeting summary included in packets from the Comprehensive Plan meeting on September 25, 1996.

E. **Procedures and Planning Committee** - No Report

Chairman Casey requested the Planning Department to give the photographs presented to the Commission earlier by Mr. Tulper be given to Mike Geisel, Director of Public Works, and have him look into the problem.

A motion to adjourn was made by Commissioner Broemmer, seconded by Commissioner Bly **and passes by a voice vote of 6 to 0.**

The meeting adjourned at 7:57 p.m.

Robert Grant, Secretary

[MIN10-14.096]