

MEETING OF THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD AT
THE CHESTERFIELD FIRE STATION LONG ROAD, JUNE 13, 1988.

The meeting was called to order at 7:00 P.M.

A roll call was taken with the following results:

PRESENT

Chairman Barbara McGuinness
Mr. Edward Bidzinski
Ms. Mary Brown
Ms. Kimberly Burnett
Mr. Charles Bryant
Ms. Mary Domahidy
Mr. William Kirchoff
Dr. Claudius Pritchard
Mr. Lester Golub
City Attorney, Doug Beach

ABSENT

The Pledge of Allegiance was given.

The Minutes of the June 3, 1988, meeting were submitted for approval. A voice vote was taken with an affirmative result and the motion was declared passed. The Minutes were approved.

OLD BUSINESS

There was a discussion on the By-Laws with the following results: There will be an election of officers each year. The first year will commence on June 1, 1989. The Executive Committee will meet in May to pick the nominating committee for the election of officers in June. The present officers are as follows: Chairman, Ms. Barbara McGuinness, Vice Chairman, Ms. Mary Domahidy, Secretary-Treasurer, Mr. Charles Bryant. Roll call votes and the time of the meetings will be added to the by-laws and reflected in the minutes. There was a discussion on subdivision objections. Every meeting will follow the Roberts Rules and a book of Roberts Rules was given to each member of the commission. The Executive Committee meeting will be held at 6:00 p.m. and the public hearings at 7:00 p.m.

Motion was made by Mr. Charles Bryant, seconded by Ms. Kim Burnett for the acceptance of the By-Laws by the Planning Commission. A voice vote was taken with an affirmative result and the motion was declared passed.

Mr. John Baggs gave a list of sub-committees, members and duties of each committees.

The following is a list of sub-committees and their members:

Ordinance Review Committee

Charles Bryant, Chairman
Mary Brown
Claudius Pritchard
Lester Golub

Historic Preservation

Kim Burnett, Chairman
Lester Golub
Mary Brown
Claudius Pritchard

Comprehensive Land Use Plan Committee

Mary Domahidy, Chairman
Edward Bidzinski
William Kirchoff
Phil Schreiber, Citizen Member

Revolving Site Plan review

Charles Bryant
Kim Burnett
William Kirchoff
Edward Bidzinski

1. The Historic Preservation Committee will consider individual parcels of land for historic value.
2. The Comprehensive Land Use Plan Committee will advise and direct a long range plan.
3. The ordinance Review Committee will review the ordinances.
4. The Site Plan Review Committee will review site plans rotating two members every other month.

A Comprehensive Zoning Plan Procedure was discussed. Mr. John Baggs outlined the procedure to be followed by St. Louis County but suggested that we reevaluate the plan used by St. Louis County because of the length of time that it takes (3 to 4 months). No decision was made.

City Attorney Doug Beach suggested that a member of the Transition Committee make a presentation at the first Public Hearing to be held on June 18, 1988 in favor of adopting the Comprehensive Use Plan and St. Louis County Zoning and Subdivision ordinances. Richard

Hrabko would speak for the City Council. City Attorney Doug Beach would also make a presentation. It was also suggested that each study, that we propose to adopt, be addressed along with the Comprehensive Land Use Plan.

NEW BUSINESS

Two forms have been approved and have been adopted for use by the Planning Commission, the Escrow Form Guaranteeing Subdivision Improvements and the Escrow Agreement Guaranteeing Maintenance of Improvement.

Motion was made by Mr. Lester Golub, seconded by Ms. Kim Burnett for adoption of the above mentioned forms to be used by the Planning Commission. A roll call vote was taken for passage and approval of an Escrow Form Guaranteeing Subdivision Improvements and Escrow Agreement Guaranteeing Maintenance of Improvement with the following results: Ayes - McGuinness, Bidzinski, Bryant, Domahidy, Kirchoff, Brown, Burnett, Golub, Fritchard. Nays - None. Whereupon Chairman Ms. Barbara McGuinness declared the forms adopted.

John Baggs gave an overall view on the St. Louis County Zoning and Subdivision Ordinances. Each member of the Planning Commission was given copies of the ordinances.

SITE PLANS

Packland Place Property

There was a discussion on the Packland Place Property. Final approval has not been received from the Highway Department. Because of the additional traffic that would be generated on Kehr's Mill Road, there was a question of the road repair needed and the dollar amount needed from the developer. The developer has offered to put \$10,000 in a trust fund for the repair.

A motion was made by Ms. Mary Domahidy, seconded by Dr. Claudius Pritchard to delay approval for two weeks on Packland Place until John Baggs and City Attorney Doug Beach meet with the Highway Department and received their comments.

A motion was made to modify that motion to read, hold the request pending receipt from the Highway Department.

A motion was made by Ms. Mary Domahidy, seconded by Mr. William Kirchoff to modify the above mentioned request. A voice vote was taken with an affirmative result and the motion was declared passed.

Mainini Site Development

The deficiencies on the site plan were discussed, loading space & parking requirements. Also discussed was the incorrect sq. footage

advertised as available space to lease.

Chairman Barbara McGuinness asked for a motion that John Baggs meet with the developer for the Mainini Office Building to discuss these deficiencies.

A motion was made by Ms. Mary Brown, seconded by Ms. Kim Burnett. A voice vote was taken with an affirmative result and the motion was declared passed.

Chairman Barbara McGuinness asked for a motion to set the number of days that documentation must reach City Hall before a public hearing.

A motion was made by Ms. Mary Domahidy, seconded by Ms. Kim Burnett to make it necessary for documentation to reach City Hall 10 days prior to a public hearing. A voice vote was taken with an affirmative result and the motion was declared passed.

There was a discussion on the dollar amount to be put in escrow for subdivision improvements. A list prepared by St. Louis County was suggested by John Baggs for adoption by the Planning Commission.

Chairman Barbara McGuinness asked for a motion for the Planning Commission to adopt a list prepared by St. Louis County for the escrow dollar amount for subdivision improvements.

A motion was made by Mr. Charles Bryant, seconded by Kim Burnett, for the Planning Commission to adopt a list prepared by St. Louis County for the escrow dollar amount for subdivision improvements. A voice vote was taken with an affirmative result and the motion was declared passed.

ADJOURNMENT

Motion was made by Mr. Charles Bryant, seconded by Mr. Lester Golub that the meeting be adjourned. A voice vote was taken with an unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 8:25.