

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

January 4, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on January 4, 1990, at 5:44 p.m. in the City Council Conference Room. In attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); and Councilmember Dan Hurt (Ward III). Also in attendance were Jerry Duepner (Director of Planning/Economic Development); Roxanne Radunzel of the Home Builder's Association; Ed Levinson of the Home Builder's Association; Rick Raleigh of the Home Builder's Association; and Roy Engle.

ITEM #1 Correspondence from Ms. Peggy A. Gredington regarding Queatham House.

The Committee held this matter and instructed staff to contact Ms. Gredington to advise her of Committee review of her request.

ITEM #2 Correspondence from the Department of Planning/Economic Development regarding Chesterfield Monarch Levee District and the Chesterfield Valley Stormwater Plan.

Director Duepner summarized the meetings which were held with representatives of the Chesterfield Monarch Levee District concerning the Stormwater Plan for the Valley Area, and with the Director of Public Works, Jan Paynton, regarding possible funding for a Phased Implementation Study. (It should be noted that Mr. Paynton will be Director of Highways and Traffic for St. Louis County, the agency which has a certain degree of control over the allocation of the Stormwater Impact Fee Funds in the Valley Area.)

Chairman Hrabko directed staff to contact Booker & Associates for response on the proposed phasing study of stormwater implementation, and directed staff to invite Councilmember Bute, as Chairman of the Public Works Committee, to subsequent meetings on this matter.

The Committee received and filed the report of the Department of Planning/Economic Development on this matter.

ITEM #3 Chesterfield Bill No. 388, amending the City of Chesterfield Zoning Ordinance, Section 1003.168-D relative to Subdivision Direction Signs.

Director Duepner presented a summary of proposed Bill No. 388, and correspondence dated January 4, 1990 from the Home Builder's Association, concerning the proposed Bill.

In review of the proposed Bill, and the correspondence from the Home Builder's Association, the Committee proposed the following revisions to Bill No. 388:

1. A total of ninety-six (96) square feet for signage be permitted, with no sign to be larger than thirty-two (32) square feet, a minimum sign size of sixteen (16) square feet, and a maximum number of signs of six (6).
2. Eliminate the roof element for signs.
3. A one and one-half (1 1/2) inch border be required for signs in excess of sixteen (16) square feet.
4. No change in the setback requirement for signs (setback to be as established in the appropriate zoning district).
5. Developments contiguous and/or with primary access via an arterial road through the City, be allowed the same square footage and number of signs as developments within the City of Chesterfield.
6. Any development outside the City, and within a two (2) mile radius of the border of the City, be allowed one (1) sign within the City of Chesterfield.
7. Two-hundred (200) foot spacing for signs beyond an intersection be retained.

A motion was then made by Councilmember Bute to amend Bill No. 388 as noted. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4 to 0.

Councilmember Hrabko directed staff to work on a more simplified permit for subdivision direction signs, which would include a drawing of proposed signs.

Note: A revised Ordinance to this matter is needed for the January 15th City Council.

ITEM #4 Correspondence from the Department of Planning/Economic Development regarding underground installation of utilities.

Director Duepner suggested that representatives of Union Electric be invited to an upcoming meeting of the Planning and Economic Development Committee so that Committee Members and representatives from Union Electric could discuss the issue.

The Committee agreed and so instructed staff.

ITEM #5 Correspondence from the St. Louis County Department of Highways and Traffic regarding P.Z. 4-89 E.S. Development; north side of I-64/U.S. Highway 40 at Spirit of St. Louis Boulevard.

Director Duepner summarized correspondence from the County Highway Department requesting amending of the Ordinance regarding the Auto Mall development to include additional roadway improvements.

Chairman Hrabko directed that this matter be referred to the staff for review and response back to the Committee.

**ITEM #6** Resolution No. 65 regarding moratorium on Olive and Clarkson Road.

Director Duepner noted that Resolution No. 65 which established a 120-day moratorium for filing of rezoning petitions for property along Olive and Clarkson Road was to expire on January 18, 1990.

The Committee directed that the moratorium be extended to March 6, 1990.

**Note:** A Resolution relative to this matter will be needed for the January 15, 1990 City Council Meeting.

**ITEM #7** Meeting Schedule for 1990.

Director Duepner noted that there were questions on several meeting dates for the Committee in 1990.

It was established that the Committee would meet on February 21st (Wednesday); and September 5th (Wednesday). There will be no meeting of the Committee on the first week of July.

The meeting was adjourned at 8:40 p.m.

[MIN1-4]