

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
JANUARY 5, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on January 5, 1994, at 5:47 p.m., in the City Council Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Councilmember Ed Levinson (Ward II); Planning Commission Chairman Barbara McGuinness; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM V. **Responses to Zoning and Subdivision Ordinance RFP.**

Director Duepner summarized the proposals submitted by consultants in response to requests for proposals for revision of the City's Zoning and Subdivision Ordinances. He also noted the memorandum from John Langa, of the Chesterfield Development Corporation, on the consultants.

A motion was made by Councilmember Hrabko and seconded by Councilmember Hurt that four (4) firms be interviewed - Woolpert, Camiros, Lane Kendig, and Harland Bartholomew Associates. The motion was approved by a vote of 3 to 0.

There was discussion about the composition of the Interview Committee. It was the general feeling that the Planning and Zoning Committee, along with some members of the Planning Commission, and the Director of Planning would participate in the interview process. From the Planning Commission, the Planning Commission Chairman and the Vice-Chairman are to be included.

Councilmember Levinson indicated his desire to participate in the interview process and also to cast a vote in recommending to Council a consultant.

There was considerable discussion by the Committee relative to Councilmember Levinson's request, noting that the Council has operated under the Committee system, and that the Full Council would make the final decision on the selection of a consultant.

Chair Susan Clarke indicated she would waive her position on the Committee so that it could be taken by Councilmember Levinson representing Ward II, and the Planning and Zoning Committee Vice-Chairman would chair the interviews.

Councilmember Levinson also indicated that John Langa, of the CCDC, should serve on the interview panel.

It was noted that the interview process is open to Councilmembers. The Committee decided that the interviews should be conducted by members of the Planning and Zoning Committee, Councilmember Levinson, Planning Commission Chairman Barbara McGuinness, Planning Commission Vice-Chairman Bill Kirchoff, and Director of Planning Jerry Duepner. It was also agreed that other Councilmembers would be contacted by their counterparts in the Ward to determine whether or not they felt the desire to participate in the interview process. It was decided the interviews would be conducted on **Monday, January 31, beginning at 5:30 p.m.**

ITEM I. **P.C. 60-81 Richard Halbman (White Gate Farms)**; request for Amendment of Planned Environment Unit (PEU) in "R-5" 6,000 Square Foot Residence District; north side of Clayton Road, east side of Clayborn Drive.

Received and filed.

ITEM II. **P.C. 63-85 J.L. Mason of Missouri, Inc. (Bull Moose Tube)**; request for amendment of "C-8" Planned Commercial District Ordinance; west side of Clarkson Road, south of Baxter Road.

It was noted that this item had been acted upon by City Council at its January 3, 1994 Meeting.

ITEM III. **D.L. 2-49 Spirit of St. Louis Airport**; request for amendment of "M-3" Planned Industrial District Ordinance; south side of Chesterfield Airport Road, east and west of Spirit Industrial Boulevard.

It was noted that this item had been acted upon by City Council at its January 3, 1994 Meeting.

ITEM IV. **Report from the Planning Commission regarding proposed West Area Study.**

Director Duepner summarized the recommendation of the Planning Commission relative to a West Area Study.

There was discussion by the Committee relative to the planning process, and participants in the process itself.

A motion was made by **Councilmember Hrabko** and seconded by **Councilmember Clarke** to concur with the recommendation of the Planning Commission relative to boundaries, the planning process, and also concurring with Planning Department assistance in the matter. **The motion passed by a vote of 3 to 0.**

Councilmember Levinson left the meeting at this time.

ITEM VI. 1994 Meeting Schedule for Planning and Zoning Committee.

The Committee unanimously concurred with the meeting agenda for 1994. It was noted that, if there were no items to be discussed, a meeting could be canceled.

ITEM VII. Memorandum from the Director of Planning concerning newspaper vending machines.

Director Duepner summarized the response from the City Attorney relative to newspaper stands.

There was considerable discussion by the Committee on this item relative to concerns expressed by the City Attorney relative to legislation regulating newspaper stands, and a desire to prohibit location within public right-of-way and attaching the stands to signs.

The Committee unanimously directed the Director of Planning to pursue possible restrictions on newspaper stands within public road right-of-way, and attaching to public signs. The Committee also directed the opinion of the City Attorney be sought relative to control of the number of newspaper stands at a specific location.

ADD ON #1 Planning Commission Chair McGuinness addressed the members of the Committee noting that the Planning Commission anticipated final review of its recommendation on the sign revisions of the Ordinance at its January 10th meeting. She requested that particular attention be paid by the Committee and Council relative to proposed regulations for billboards when the Commissions' report was received.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON DECEMBER 13, 1993.

- A. **Brook Hill Estates Addition Plat Two**; Planned Environment Unit (PEU) in the "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; west side of Straub Road, north of Clayton Road.
- B. **P.C. 62-75 Steak 'N Shake**; "C-8" Planned Commercial District Freestanding Business sign; south side of Olive Boulevard, east of Woods Mill Road (Highway 141).
- C. **P.C. 16-92 Barken-Dubinsky Partnership (St. Louis Family Church)**; "M-3" Planned Industrial District Site Development Section Plan; Chesterfield Airport Road at Valley Center Drive.

- D. Full Gospel Church of St. Louis; "NU" Non-Urban District Amended Site Plan and Building Elevations; south side of Wild Horse Creek Road, east of Wild Horse Parkway.
- E. P.C. 13-88 Geriatrics Management, Inc. (Terraces at Woods Mill Cove); Planned Environment Unit (PEU) in the "R-3" 10,000 Square Foot and the "FPR-3" Flood Plain 10,000 Square Foot Residence Districts Amended Site Development Plan; west side of Old Woods Mill Road, north of Conway Road.
- F. Somerset Plat One; Planned Environment Unit (PEU) in the "R-1A" 22,000 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road east of Long Road.

Note: This matter will have been acted upon by the City Council at its December 20, 1993 Meeting.

- G. Parkway West Middle School; "NU" Non-Urban District Amended Site Plan and Building Elevations; east side of Baxter Road, north of Clayton Road.
- H. Wildhorse Springs Subdivision; Planned Environment Unit (PEU) in the "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Wilson Road.

Note: This item was held by the Planning Commission.

- I. P.C. 284-87 Chesterfield Village Inc.; "C-8" Planned Commercial District and "FPC-8" Flood Plain Planned Commercial District Site Development Concept Plan; south side of Wild Horse Creek Road, at its intersection with the proposed extension of Baxter Road.

The next meeting of the Planning and Zoning Committee will be on Wednesday, January 19, 1994, at 5:45 p.m.

The meeting adjourned at 6:42 p.m.

[PZC-SUM.105]