

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
MEETING SUMMARY
January 9, 1991
5:35 P.M.

A meeting of the Planning and Economic Development Committee of the City of Chesterfield was held on January 9, 1991 at 5:35 p.m. in the City Council Conference Room. In attendance were: Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard; Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist. Also in attendance were Jerry Tuma, Barbara Tuma, Joan Greer, John Burroughs, Jim Hall, and Nancy Inman.

ITEM #1 Discussion with Chief Kenneth Beekman, Chesterfield Fire Protection District.

Chairman Hathaway advised the Committee that discussions with representatives of Chesterfield Fire District will be rescheduled due to the length of the agenda for this meeting.

ITEM #2 Correspondence from Mr. Robert M. Hixson regarding Union Electric utility line adjacent to Clarkson Grove Condominium; Lea Oak Drive, west of Clarkson Road.

Director Duepner summarized the letter from Mr. Hixson, noting Mr. Hixson's concerns relative to safety, and his suggestions for possible underground location of the electric line.

The Committee inquired about the placement of the line.

Director Duepner indicated that the line was not required by City Ordinance to be placed underground, and reminded the Committee that the representative from Greystone Construction had indicated at the December 5, 1990 meeting, that the transformer would be relocated to a pad at the rear of the commercial building in the Chesterfield Crossing Shopping Center.

In response to a letter submitted by Mr. John Silverman of Midland Development, Councilmember Hathaway noted that it was the developer who had indicated the willingness to move the transformer, and that contrary to Mr. Silverman's comments, the project was upgraded by the City to resemble the project originally presented by the developer at public hearing.

Councilmember Hrabko expressed concern relative to the potential unsafe condition caused by locating the transformer on the pole, and acknowledged that the developer had made a commitment to move the transformer before the facts were known relative to cost.

The Committee unanimously directed the staff to indicate to Union Electric that the proposed transformer location on the pole is a potential unsafe condition, and request that the matter be corrected. The Committee also directed the staff to advise Midland Development of its commitment to move the line, and seek alternative ways of payment for moving the transformer through its utility bill. The Committee recommended that the draft letters be reviewed by the Chair, and that the same person's copied on Mr. Hixson's and Mr. Silverman's letters, be copied on City letters.

ITEM #3 P.Z. 13-90 Maurice L. Hirsch, Jr.; a request for a Conditional Use Permit in the "NU" Non-Urban District; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Director Duepner summarized the recommendation of the Planning Commission, and noted the matter had been the subject of a hearing before the Committee at its meeting of December 5, 1990.

The Committee discussed the issue of access to the development, in light of correspondence received from Mr. Harold Arbeitman's attorney.

Staff noted that access to the development would be approved by both the Missouri Highway and Transportation Department and the City of Chesterfield.

Councilmember Hrabko inquired of Mr. Jerry Tuma of current responsibility for maintenance of Tuma Lane.

Mr. Tuma responded that there was no direct responsibility, at the present time, for maintenance of Tuma Lane.

Chairman Hathaway inquired of Mrs. Greer relative to access to her property.

Mrs. Greer noted that her driveway access was from Tuma Lane.

A motion was made by Councilmember Bute to accept the recommendation of the Planning Commission with conditions as noted. The motion was seconded by Councilmember Hurt.

A motion was made by Councilmember Hrabko to amend the original motion of Councilmember Bute, to include conditions requiring expanding the width of Tuma Lane to twenty (20) feet; a cul-de-sac be provided on Tuma Lane; maintenance of Tuma Lane the responsibility of the petitioner; and an interior fence encompassing the area for the proposed boarding facilities to the riding rink, and an outer fence with an electronic gate at the entrance of the property.

Councilmember Hurt seconded the motion for the amendments, and Councilmember Bute accepted the amendments. By a vote of 3 to 1, with Councilmember Hathaway voting no, the recommendation of the Committee was for approval of the petition as amended. Councilmember Hathaway indicated her vote was in regard to the amended conditions.

Note: A Resolution relative to this matter is needed for the January 21, 1991 City Council meeting. It should be further noted that passage of this matter will require a two-thirds 2/3's vote by the City Council.

ITEM #4 P.Z. 14-90 Storage Mastora, Inc.; a request for an amended "M-3" Planned Industrial District; west of the intersection of Chesterfield Airport Road and Old Olive Street Road.

Planning Specialist Kleiner presented the recommendation for approval of the Planning Commission, noting that this matter was held by the Committee at its December 5th meeting.

Committee Members inquired of staff the extent of the revised plan submitted by the petitioner, and the amount of signage currently allowed at the development.

The petitioner, John Burroughs, addressed the Committee relative to access from Old Olive, noting that such access would be for emergency purposes only. He also responded to the question of signage.

A motion was made by Council Member Hrabko to approve the development, with revisions as noted on the submitted site development plan, and to allow outdoor storage for a twenty-four (24) month period, at the end of which time the matter would be reviewed by the City. Further, that access to Old Olive be limited access only, and that the maximum of four (4) rental trucks be permitted. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the January 21, 1991 City Council meeting.

ITEM #5 Correspondence from Mr. Dick Marten relative to Lot 8 of Chesterfield Industrial Park; east side of Chesterfield Industrial Park Drive, south of Chesterfield Airport Road.

Director Duepner summarized the correspondence from Mr. Marten.

The Committee unanimously directed that the Department contact the St. Louis County Department of Highways and Traffic to inquire of the lack of a requirement for stormwater improvements on Lot 7. In addition, Committee directed that the staff inform Mr. Marten that the City is merely a tenant on the property at Lot 7, and that any improvements would be the responsibility of the property owner. It was further noted

by the Committee that the parking area of the Police Department is temporary.

ITEM #6 Correspondence from the Director of Planning/Economic Development regarding draft of business "Welcome" letter.

The Committee directed that the letter be revised to include the Councilmembers of the District in which the business is located as signees of the letter.

ITEM #7 Report of the City of Chesterfield Planning Commission relative to correspondence from Mr. Albert A. Michenfelder and Mr. William Human, requesting an amendment of Planned Environment Unit Ordinance #13,576 and #13,932 (P.C. 47-87 MBM Partnership, Inc. and P.C. 80-88 Shell Oil Company [Wildhorse]); south side of Wild Horse Creek Road, west of Kehrs Mill Road.

Director Duepner presented the recommendation of the Planning Commission for approval of amending the Planned Environment Unit Ordinance for the Wildhorse Subdivision, and deletion of a fifteen (15) acre parcel therefrom.

Councilmember Hrabko inquired about the deletion of the sound-proofing requirement.

Director Duepner responded that the matter was deleted at the recommendation of the Department of Planning/Economic Development.

A motion was made by Councilmember Bute for approval of the amendment and deletion. The motion was seconded by Councilmember Hathaway, and passed by a vote of 4 to 0.

It should be noted that Councilmember Hrabko abstained on the vote relative to the removal of the sound-proofing condition.

Note: An Ordinance relative to this matter is needed for the January 21, 1991 City Council meeting.

ITEM #8 P.Z. 24-90 Joseph O. Ernst and Edith M. Ernst and J & J Window Sales; a request for a change of zoning from "C-1" Neighborhood Shopping District and "R-3" 10,000 square foot Residence District to "C-8" Planned Commercial District; east side of Schoettler Road, approximately 200 feet south of Olive Boulevard.

Director Duepner presented the recommendation of the Planning Commission for denial.

A motion was made by Councilmember Bute for approval of denial of the petition, based on the Planning Commission recommendation. The motion was seconded by Councilmember Hrabko.

Ms. Nancy Inman, representing the petitioner, addressed the Committee.

Chairman Hathaway commented upon the concerns of the Planning Commission.

The motion for denial was passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the January 21, 1991 City Council meeting.

ITEM #9 P.Z. 25-90 City of Chesterfield Planning Commission: a proposal to amend Section 1005.270 the Subdivision Ordinance of the City of Chesterfield relative to handicap access ramps at sidewalk intersections with streets.

Director Duepner presented the recommendation of the Planning Commission for approval of an amendment to the Subdivision Ordinance.

A motion was made by Councilmember Bute for approval of the amendment. The motion was seconded by Councilmember Hrabko, and approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the January 21, 1991 City Council meeting.

ITEM #10 P.Z. 26-90 City of Chesterfield Planning Commission: a proposal to amend Sections 1003.133 "C-2" Shopping District Regulations and 1003.135 "C-3" Shopping District Regulations of the Zoning Ordinance of the City of Chesterfield relative to Substance Abuse Treatment Facilities. [Note: This matter was referred to the City Council and acted upon at the 12/17/90 meeting.]

This matter was received and filed by the Committee, as it had been acted upon by City Council at its meeting of 12/17/90.

ITEM #11 Report from the Department of Planning/Economic Development concerning St. Louis Retirement Residence; north side of Clayton Road, west of Schoettler Road.

Director Duepner summarized the recommendation of the Department of Planning/Economic Development for approval of the Special Escrow for a sidewalk.

A motion was made by Councilmember Hrabko for approval of the Special Escrow, and was seconded by Councilmember Bute. The motion was approved by a vote of 4 to 0.

Note: An Ordinance relative to this matter is needed for the January 21, 1991 City Council meeting.

ITEM #12 January 2, 1991 Planning and Economic Development Committee Meeting Summary.

This item was received and filed.

ITEM #13 St. Louis County Planning Commission Petition P.C. 1-91 Harold Dielmann.

This item was received and filed.

ITEM #14 ~~Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on December 10, 1990.~~

- A. ~~P.Z. 26-89 Midland Properties and Capital Land (Chesterfield Crossing);~~ "C-8" Planned Commercial District freestanding business signs; west side of Clarkson Road, north of Lea Oak Drive.
- B. ~~P.C. 5-79 Holthaus Realty (Hollweg Fruit Stand);~~ "M-3" District amended site development plan and architectural elevations; southwest corner of Chesterfield Industrial Boulevard and Chesterfield Airport Road.

ITEM #15 Relative to the Chesterfield Valley Study, Councilmember Hrabko expressed disappointment that a request for qualifications and a request for proposal had not been completed at this point.

Director Duepner noted that the Department of Planning and the Department of Public Works were in the process of preparing the request for qualifications, but that other matters had delayed this effort.

Chairman Hathaway noted that the next meeting of the Committee was scheduled for January 23, 1991. On that date there is to be a Public Hearing in Clayton before the St. Louis Boundary Commission regarding the proposed Annexation of the cities of Chesterfield, Creve Coeur, and Town and Country. In view of the need for attendance at that meeting by the Mayor, Councilmember Hathaway, and Director Duepner, the next meeting of the Planning and Economic Development Committee was rescheduled to January 22, 1991, at 5:30 p.m.

The meeting adjourned at 7:15 p.m.

[PKD-SUM.J09]