

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**JANUARY 18, 1996**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:40 p.m., on Thursday, January 18, 1996, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III), arrived later; and Councilmember Mike Cullen (Ward IV). Also in attendance were: Mayor Jack Leonard; Councilmember Barry Streeter, (Ward II); Michael Casey, Planning Commission Chairman; Rick Bly, Planning Commission Vice-Chairman, arrived later; Mike Herring, City Administrator; Laura Griggs-McElhanon, Acting Director of Planning; and, Bonnie Hubert, Assistant City Engineer.

**ITEM I.** Approval of Planning and Zoning Committee meeting summary of December 21, 1995.

A motion for approval was made by Councilmember Cullen, seconded by Councilmember Flachsbart and approved by a vote of 3 to 0.

**ITEM VI.** Memorandum from the Acting Director of Planning regarding Northeast Annexation.

Acting Director of Planning Griggs-McElhanon summarized the questions raised by the Committee at their last meeting and referenced the additional information provided.

Chairman Levinson stated that he wanted additional information on: the potential revenue from the area; the Westfall sales tax plan future revenue from the area; future Public Works needs for the area; and, relative to provision of police protection, more information on the impact to existing zones and sectors and response times.

There was general discussion between the Committee and Assistant City Engineer Hubert concerning asphalt overlays. Additional information was requested concerning the "life" of asphalt overlays.

There was general discussion between the Committee, the Mayor and Acting Director of Planning Griggs-McElhanon relative to sales tax revenue and business license fees.

Mayor Leonard stated that any comparisons between the annexation area and the current City should be done on the basis of a "Chesterfield average". He requested additional information on the streets in the annexation area; specifically are they worse or better than the average of the streets currently in Chesterfield.

The Committee directed this item be brought back at the next meeting with additional information.

**ITEM II.**     **P.C. 128-83 Alvin D. Vitt and Company**; amendment to St. Louis County Ordinance No. 11,323 approving a "C-8" Planned Commercial District development; east side of Elbridge Payne Drive, north of Chesterfield Parkway South.

Acting Director of Planning Griggs-McElhanon described the request to increase the square footage of the building and eliminate a financial institution as a permitted use.

A motion for approval was made by Councilmember Flachsbart, seconded by Councilmember Cullen and approved by a vote of 4 to 0.

**Note: A bill relative to this matter will be needed for the February 5, 1996, City Council Meeting.**

**ITEM III.**     **P.Z. 11-93 City of Chesterfield Planning Commission**; regarding Sign Amendment Regulations - City Council Bill 958, amendment of Sign Regulations concerning Menu Boards for Fast Food Restaurants.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Cullen and approved by a vote of 4 to 0.

**Note: A bill relative to this matter will be needed for the February 5, 1996, City Council Meeting.**

**ITEM IV.**     **P.Z. 10-95 Chesterfield Hotels, Inc. (Hampton Inn)**; "C-8" Planned Commercial District Ordinance Amendment; north side of Swingley Ridge Drive at Nardin Drive.

Acting Director of Planning Griggs-McElhanon described the request to decrease the required parking setback from Swingley Ridge Drive.

There was some general discussion among the Committee members relative to landscaping.

A motion for approval was made by Councilmember Cullen, seconded by Councilmember Hurt and approved by a vote of 4 to 0.

**Note: A bill relative to this matter will be needed for the February 5, 1996, City Council Meeting.**

**ITEM V.**     **P.Z. 15-95 The Leathers Company (The Villas at Whitebrook)**; amendments to City of Chesterfield Ordinance No. 1053, as amended, authorizing a Planned Environment Unit (PEU) Procedure

Acting Director of Planning Griggs-McElhanon described the request to eliminate a detention condition that is no longer feasible due to the recently revised legal description.

A motion for approval was made by Chairman Levinson, seconded by Councilmember Cullen and approved by a vote of 4 to 0.

**Note: A bill relative to this matter will be needed for the February 5, 1996, City Council Meeting.**

ADD ON:

Chairman Levinson handed out the transportation section from the City of Wildwood's draft Comprehensive Plan. He stated that he has a concern over the reference to not widening 109, which could potentially increase traffic on Clarkson Road.

Councilmember Flachsbart stated that the key issue is the connection with Highway 40. The City needs to continue to urge the state to consider the connection.

The Committee directed the City Administrator and Mayor to do the following:

- 1) Get with the Clarkson Road corridor communities (Ellisville, Ballwin and Clarkson Valley) to discuss the impact upon Clarkson Road/Manchester Road traffic.
- 2) Send a letter to Wildwood expressing the City's desire to discuss this issue.
- 3) Send a letter to the state relative to connecting Highway 109 to Highway 40.

A motion for approval was made by Chairman Cullen, seconded by Councilmember Flachsbart and approved by a vote of 4 to 0.

**ITEM VII.** Memorandum from the Acting Director of Planning regarding Conditional use Permits in Residential Zoning Districts.

Councilmember Streeter stated that, in his opinion, the "Conditional Uses" allowed in residential areas should be more passive uses.

Chairman Levinson stated that the Committee would talk about this at the next meeting.

Councilmember Flachsbart stated that the problem is not the use but the density of the use. He suggested that it might be time to enact some of Lane Kendig's criteria from the draft Land Development Regulations.

Acting Director of Planning Griggs-McElhanon will provide this information at the next Committee meeting.

**ITEM VIII.** Memorandum from the Acting Director of Planning regarding Temporary Signs (P.Z. 11-93 City of Chesterfield Planning Commission).

The Committee directed this item be held.

**ITEM IX.** Memorandum from the Acting Director of Planning regarding West Area Study.

The Committee directed this item be held.

A motion was made by Councilmember Cullen, and seconded by Councilmember Flachsbart to go into Executive Session under provisions of RSMo 610.021(2) for the purpose of discussing personnel matters. A roll call vote was taken with the following results: Flachsbart - Aye; Levinson - Aye; Hurt - Aye; and Cullen - Aye.

The Committee went into Executive Session at 6:25 p.m.