

# City of Chesterfield

## MEMORANDUM

DATE: January 23, 1989

TO: Planning and Economic Development Committee

FROM: Jerry Duepner, Director of Planning/Economic Development *JD*

SUBJECT: Minutes of Meeting on January 19, 1989

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A meeting of the Planning and Economic Development Committee of the City Council of the City of Chesterfield was held on January 19, 1989, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman, Ward IV; Councilmember Jade Bute, Ward II; Councilmember Ward Overall, Ward III; Councilmember Barry Flachsbart, Ward IV; Michael G. Herring, City Administrator; William Hawn, Director of Public Works/City Engineer; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Mr. Thomas Woodson; and Mr. Walter Lamkin.

The first item discussed was the policy regarding acceptance of streets within commercial development. Michael Herring, City Administrator, reviewed with the Committee the policy established on the acceptance of streets within residential developments. The issue has arisen relative to acceptance of streets within commercial developments, specifically, Burkhart Place within Chesterfield Village. The matter was discussed relative to amending the current policy regarding street acceptance. A motion was made by Councilmember Flachsbart that the Director of Public Works should make a recommendation on a case-by-case basis relative to acceptance of streets within commercial developments, and that subsequent developers utilizing said roads be required to post a Bond or Escrow to ensure required maintenance for the duration of construction. The motion was seconded by Councilmember Bute, and was passed by the Committee by a vote of 4 to 0. It was noted that the Maintenance Bond or Escrow would be required at the time of site plan review.

The second item discussed was P.C.21-88 Thomas E. and Janice M. Woodson, a request for rezoning from "NU" to "R-1A." The Planning Commission recommended rezoning from Non-Urban to "R-1" for the 2.9 acre tract. The Committee Members discussed concern about future access and siltation of adjacent creeks and ponds resulting from development of the subject tract. There was also concern expressed about establishing a precedent in this area for "R-1" zoning. A motion was made by Councilmember Hrabko to send the matter to the City Council with no recommendation. Councilmember Overall seconded the motion, and the motion was passed by a vote of 4 to 0.

The third item discussed was P.C. 20-88 Thomas C. Walker, a request for rezoning from "NU" and "FPNU" to "C-8" and "FPC-8." The Planning Commission had recommended rezoning of that portion of the subject tract which was located on the south side of the Chesterfield Monarch Levee. This item had been on hold pending the submittal of a revised legal description. A motion was made by Councilmember Flachsbart for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Bute, and the motion was passed by a vote of 4 to 0.

The fourth item discussed was P.C. 23-88 Richard L. Halbman, a request for an Amended "PEU" in the "R-5" Residence District. The Planning Commission recommended approval of the Amended "PEU" for the tract located on the west side of Straub Road, northwest of Clayton Road. The motion was made by Councilmember Overall for approval of the Planning Commission's recommendation. Councilmember Bute seconded the motion, and the motion was passed by a vote of 4 to 0.

The fifth item discussed was P.C. 24 & 25-88 Stonebriar Development Corporation, a request for rezoning from "NU" to "R-3" District and a "PEU" in the "R-3" District. The Planning Commission had recommended approval of the rezoning and Special Procedure request for the tract located on the northeast side of Kehrs Mill Road, southeast of Clarkson Road. The recommendation for approval by the Planning Commission was to amend the "PEU" Ordinance approved in conjunction with P.C. 17 and 19-88 Miceli Development Corporation, to include the subject 4.9 acre tract. A motion was made by Councilmember Hrabko for approval of the Planning Commission's recommendation. Councilmember Overall seconded the motion, and the motion was passed by a vote of 4 to 0.

The sixth item discussed was P.C. 1-85 Rudy Stinnett and Bob Thiemann (Corporate Plaza), a "C-8" District Ordinance Amendment. The Planning Commission recommended approval of amending the "C-8" District Ordinance for this tract located on the south side of South Outer Forty, east of Yarmouth Drive, to allow a two-level parking structure. A motion was made by Councilmember Overall for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Flachsbart, and the motion was passed by a vote of 4 to 0.

The seventh item discussed was P.C. 65-88 Montessori Children's Home, a request for an amendment of a Conditional Use Permit in an "NU" District. The Planning Commission recommended approval of amending of the Conditional Use Permit for the tract located on the south side of Ladue Road, east of Baylesville Drive, to allow continuation of the swim-club at the subject site. Committee members discussed the procedure for Council review of the Conditional Use Permit Amendment and the implications of said review. A motion was made by Councilmember Flachsbart for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Bute, and the motion was passed by a vote of 4 to 0.

The eighth item discussed was P.C.207-86 Texaco Inc., a "C-8" District Ordinance Amendment. The Planning Commission had recommended approval of amending the "C-8" District Ordinance for the tract located at the southwest corner of Olive Boulevard and Schoettler Road, to allow construction of a retaining wall. A motion was made by Councilmember Bute for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Flachsbart, and the motion was passed by a vote of 4 to 0.

The ninth item discussed was P.C.3-88 Borman Development Company, a "PEU" Ordinance Amendment. The Planning Commission had recommended approval of an amendment for a "PEU" development located at the terminus of Forest Crest Drive, relative to construction traffic access. A motion was made by Councilmember Flachsbart for approval of the Planning Commission's recommendation. The motion was seconded by Councilmember Bute, and the motion was passed by a vote of 4 to 0.

The tenth item discussed was a Petition for Vacation of a portion of Old Wild Horse Creek Road, submitted by John, Susan and Thomas Shaw. Planning Director Duepner noted that the Department of Public Works of the City of Chesterfield had raised concern about the proposed Vacation Petition relative to vacation of a portion of an easement, and the possible need for a portion of that easement in conjunction with the relocation of Long Road. Councilmember Hrabko instructed the Department of Planning staff to attempt to work with the petitioner to bring about vacation of the entire easement and to seek concurrence from the St. Louis County Department of Highways and Traffic on the Vacation Petition. The concurrence from the Highway Department should be obtained prior to the possible Council action on February 6, 1989. The motion was made by Councilmember Flachsbart to approve the requested Easement Vacation. The motion was seconded by Councilmember Overall, and the motion was passed by a vote of 4 to 0.

The eleventh item discussed was the proposed Taxicab Ordinance for the City of Chesterfield. City Administrator Herring discussed the proposed Taxicab Ordinance for the City of Chesterfield as drafted by the City Attorney. A motion was made by Councilmember Flachsbart for approval of the proposed Ordinance. The motion was seconded by Councilmember Bute, and the motion was passed by a vote of 4 to 0.

The twelfth item discussed was correspondence from the Home Builders Association of Greater St. Louis concerning notification of changes in City regulations relative to planning, public-works, roads and highways. Upon discussion of this matter it was noted that this matter had been previously discussed by the Public Works Committee. The motion was made by Councilmember Bute that no notification be provided to the Home Builders Association relative to potential changes. The motion was seconded by Councilmember Flachsbart, and the motion was passed by a vote of 4 to 0.

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The thirteenth item discussed was a copy of an Ordinance from the City of Crestwood relative to screening of commercial developments from residential property. This item was put on hold by the Committee, with instructions to the Department of Planning staff to obtain photographs of existing fences within the City of Crestwood screening commercial from residential areas.

The fourteenth item discussed was the proposed Architectural Review Board. A memorandum and copy of the proposed Architectural Review Board procedures were submitted to the Committee. This item will be brought forth for discussion at the next meeting.

The fifteenth item discussed was the selection of citizens to serve on the Citizen's Advisory Group during the Comprehensive Plan process. Guidelines were established by the Committee for selection of citizens by the City Council. The selection will be on a round-robin by Ward, with each Council Ward entitled to six (6) selections. The first round of selections will be from the list of volunteers. The second round may be selection of persons not on the list. Prior to the third round selection, a tally will be taken to ensure that thirteen (13) persons had been selected from the list. The last two citizens shall be selected by consensus of the City Council.

The sixteenth item discussed was subdivision direction and advertising signs. Councilmember Hrabko expressed concern about the proliferation of such signs in his Ward. This matter will be discussed further at the next meeting.

The seventeenth item discussed was site plans, building elevations and signs approved by the Planning Commission at their meeting of January 9, 1989.

- a. P.C.36-88 Barnes Continuing Care; "MXD" Site Development, east side of Olive Blvd., south of Appalachian Trail Drive.
- b. P.C.14-87 Mary Plant Faust and St. Luke's; Conditional Use Permit in "R-1A" Residence District Site Development Plan; west side of Olive Blvd., north of Ladue Road.
- c. P.C.93-88 Daniel Stegmann; "C-8" District Site Development Plan; southeast corner of Wildhorse Creek and Chesterfield Airport Road.
- d. P.C.225-87 Clarkson Centre Assoc. (Clarkson Centre); "C-8" District Site Development Plan; east side of Clarkson Road, south of Clarkson Woods Drive.

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