

# MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa Price, Director of Planning ✓

DATE: February 9, 1998

SUBJECT: Planning and Zoning Committee Meeting Summary from February 5, 1998

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 5, 1998, in the City Council Conference Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); Councilmember Barry Streeter (Ward II); and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor Nancy Greenwood; Rick Bly, Planning Commission Chairman; Michael Casey, Planning Commissioner; Michael Herring, City Administrator; Teresa Price, Director of Planning; and, Laura Griggs-McElhanon, Assistant Director of Planning.

**I. Approval of Planning and Zoning Committee meeting summary of January 22, 1998.**

A motion to approve the meeting summary of January 22, 1998, was made by Councilmember Streeter, and seconded by Councilmember Brown.

Councilmember Brown questioned the Architectural Review Board summary, which indicates that the "at-large" member had to be an Architect.

There was general discussion about the membership of the Board.

Councilmember Flachsbart made a motion to amend the meeting summary of January 22, 1998, to state: There should be two (2) commercial architects, one (1) residential architect, one (1) landscape architect and one (1) *member from the Arts Commission. If there are seven (7) members, there should be two (2) other professionals in these or related fields.*

The motion to amend the meeting summary was seconded by Chairman Hurt and approved by a vote of 4 to 0.

The meeting summary, as amended, was approved by a vote of 4 to 0.

**II. P.C. 86-80 Murphy Company Mechanical Contractors and Engineers (Spirit 40 Park); request for amendment of "M-3" Planned Industrial District Ordinance Number 2019; north side of Chesterfield Airport Road, west of Goddard Avenue (relative to access to Chesterfield Airport Road).**

Assistant Director of Planning Laura Griggs-McElhanon described the request to allow a curb cut on Chesterfield Airport Road for Lot 1.

There was general discussion about the amendment request.

Councilmember Flachsbart stated that he doesn't normally agree with more curb cuts, but this site has enough frontage to accommodate a curb cut.

Chairman Hurt stated that he has a concern with the increased traffic that will be generated in the area with the future development of the City Park on the north side of Highway 40.

A motion to approve the amendment request was made by Councilmember Brown, seconded by Councilmember Streeter, and approved by a vote of 4 to 0.

**Note: One bill relative to this matter will be needed for the February 18, 1998, City Council Meeting.**

**SEE Bill # \_\_\_\_\_**

**III. P.Z. 20-97 Chesterfield Memorial Building Association – American Legion/Spirit Airpark (Anheuser-Busch Hangar)**; request for amendment of "M-3" Planned Industrial District Ordinance Number 1312; south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard (relative to setback requirements for parking).

Assistant Director of Planning Laura Griggs-McElhanon described the request to pipe the existing drainage ditch and expand the parking area to the property line to allow easier movement by cars and airplanes.

Councilmember Streeter stated that he is concerned with allowing a zero foot setback.

There was general discussion of the request.

Assistant Director of Planning Griggs-McElhanon clarified that the Department reviews each ordinance amendment request on a case by case basis and in other areas of the City, the Department would not be supportive of a zero foot setback.

Councilmember Flachsbart made a motion to amend the request to add the following: should the primary use of this site change from being a hanger, the parking setback of ten (10) feet shall be restored and the pavement removed from the setback area.

The petitioner's representatives indicated that there was no problem with this amendment.

The motion was seconded by Councilmember Streeter, and approved by a vote of 3 to 0 to 1, with Councilmember Flachsbart abstaining.

**Note: Two bills relative to this matter will be needed for the February 18, 1998, City Council Meeting (one as recommended for approval by the Planning Commission and one as recommended for approval by the Planning and Zoning Committee).**

SEE Bill # \_\_\_\_\_ (recommendation from Planning Commission)

SEE Bill # \_\_\_\_\_ (recommendation from the Planning and Zoning Committee)

IV. Signs – Michael G. Herring, City Administrator

City Administrator Michael Herring deferred to Mayor Greenwood.

Mayor Greenwood stated that she had been contacted by the Rotary Club concerning installation of signs for service organizations at the entrances to the City. These signs would be for service organizations with national logos. The mayor indicated that these types of signs could be found in Florissant, Kirkwood and Webster Grove.

Councilmember Flachsbart made a motion to have staff gather information relative to what other City's have and bring a sample to the Committee. He stated that this is not a high priority item.

The motion was seconded by Councilmember Streeter.

Councilmember Brown stated that she thinks this matter should go to the Beautification Committee

Councilmember Flachsbart amended his motion to require the information be sent to the Beautification Committee. The amendment was accepted by Councilmember Streeter.

The motion was approved by a vote of 4 to 0.

**ADD ON #1**

(A memo from the Mayor, re: Mayor's Institute on City Design, was handed out to the Committee.)

Chairman Hurt requested this item be put on the agenda for the first Committee meeting in March.

**ADD ON #2**

Chairman Hurt made a motion to direct staff to put together a policy that would require Site Development Plans with County Ordinances be reviewed by the Planning and Zoning Committee. These Plans would be forwarded to the City Council if the Committee determines that it is necessary.

The motion was seconded by Councilmember Flachsbart, and approved by a vote of 4 to 0.

The next regularly scheduled meeting will be held at 5:30 p.m. on Thursday, February 19, 1998.

**The meeting adjourned at 5:55 p.m.**

TP/LPGM/lpgm  
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