

# MEMORANDUM

DATE: February 10, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley  
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting February 6, 1997.

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:45 p.m., on Thursday, February 6, 1997, in the City Council Conference Room. In attendance were Councilmember Barry Streeter (Ward II) - Chairperson; Councilmember Dan Hurt (Ward III); and Councilmember Linda Tilley (Ward IV). Also in attendance were City Administrator Mike Herring; Planning Commission Chairman Mike Casey; Jerry Kelley, Planning Director; and Laura Griggs-McElhanon, Assistant Planning Director.

I. Approval of Planning and Zoning Committee meeting summary of January 23, 1997.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 3 to 0.

III. Discussion Items:

a. Proposal Re: Composition of future TIF Commissions.

City Administrator Mike Herring reported that he had spoken with City Attorney Doug Beach who, in turn had spoken with TIF Commission Attorney Jim Mello, regarding the possibility of changing the composition of future TIF Commissions, to provide for representation by Chesterfield Fire Protection District and a "citizen-at-large." Mr. Herring hopes to have a proposal from Mr. Beach for review by this Committee at its next meeting.

ADD ON #1:

Mr. Herring indicated that a letter had been received from the City of Creve Coeur concerning the boundary adjustment for approximately six (6) acres of the Prestien Farm. The only access to this six (6) acres is from the City of Creve Coeur, and it is adjacent to the subdivision entitled "Manors of Bellerive." A portion of this six (6) acres is within the easement area for the Union Electric transmission lines. The Committee authorized Mr. Herring to work with the City Administrator for the City of Creve Coeur to develop a proposal regarding this boundary adjustment, and to bring it back to this Committee for further discussion.

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- II. **P.Z. 19-96 Chesterfield Village Inc. - Wildhorse Hills and P.C. 165,167,170 and 172-71 Sachs Properties - Chesterfield Village**; amendment of PEU ordinances by deleting an area contained in P.C. 165,167,170 and 172-71 and including that same area in P.Z. 19-96; southwest quadrant of the intersection of Wild Horse Creek Road and Baxter Road extension.

Much of the discussion centered around the connection of Silverthorne Lane in Woodcliffe Subdivision to Wildhorse Hills.

Upon a motion by Councilmember Tilley, seconded by Councilmember Hurt, to amend the condition section of the report to allow paver blocks as emergency access from Silverthorne Lane between Woodcliffe and proposed Wildhorse Hills Subdivision.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Hurt and passed by a vote of 3 to 0.

**Note: It is necessary for City Council to approve an ordinance in order to accomplish these changes.**

### III. Discussion Items: (continued)

- a. Legal opinion from Doug Beach concerning the attachment of conditions amending zoning district regulations in all industrial and commercial districts, except "C-8" and "M-3." (Hold until February 20, 1997).
- b. Update on deteriorated/dilapidated structures in the Valley, i.e., contract with St. Louis County Planning Department to complete this work.

Director Kelley provided the Committee with a scope of services for Phase I of identification of buildings in the Valley in a deteriorated condition.

The Committee accepted the proposed schedule.

- c. Discussion of sign ordinance draft (P.Z. 11-93) and the six (6) month extensions to keep the public hearing process open.

**This was continued to the next meeting.**

Councilmember Tilley requested that the next agenda include an item regarding the location of vending machines.

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**Other Business:**

1. Tom Shaw addressed the Committee concerning the disclosure of information for real estate purposes. He indicated that it would be most helpful if the City's Comprehensive Land Use Plan, the Spirit of St. Louis Airport's limits on LDN decibel levels, and proposed major and minor thoroughfares and arterial roads be made available in all real estate and development offices to provide information to the public.

The Committee indicated that Dick Hrabko had addressed the Committee several weeks ago concerning complaints that Spirit Airport was receiving from residents concerned with noise from aircraft, and would like any assistance the City could provide the development community and real estate offices with decibel levels at Spirit Airport. The Committee thanked Mr. Shaw for his desire to provide the most complete, up-to-date information to the general public, as part of the disclosure process in real estate transactions. The Committee indicated Staff has been directed, as time permits, to work on this information and provide it to the appropriate real estate and development companies.

2. Jade Bute addressed the Committee and requested that, if at all possible, when ordinances are amended related to the rezoning of property with a change in conditions, the public be given as much time and opportunity to speak to those changes.

Director Kelley indicated that he would work with Mr. Herring to have the Customer Service Center contact individuals who have spoken at a public hearing, and trustees of adjacent subdivisions whenever conditions change, between the public hearing at the Planning Commission and the time the City Council is ready to make a decision.

The next meeting of the Planning and Zoning Committee is February 20, 1997.

The meeting adjourned at 6:30 p.m.