

# MEMORANDUM

DATE: February 24, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley  
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting February 20, 1997.

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A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:35 p.m., on Thursday, February 20, 1997, in the City Council Conference Room. In attendance were Councilmember Barry Streeter (Ward II) - Chairperson; Councilmember Dan Hurt (Ward III); Councilmember Linda Tilley (Ward IV); and Councilmember Barry Flachsbart (Ward I). Also in attendance were City Administrator Mike Herring; Planning Commission Vice Chairman Rick Bly; Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; and Paul Mann, Planner II.

I. Approval of Planning and Zoning Committee meeting summary of February 6, 1997.

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

II. **P.Z. 30-96 McDonald's Corporation**; "NU" Non-Urban District to "C-8" Planned Commercial District and an amendment to St. Louis County Ordinance 5531 establishing a "C-8" Planned Commercial District; southeast corner of the intersection of Long Road and Chesterfield Airport Road. This request will result in a new "C-8" Planned Commercial District encompassing 2.94 acres.

A motion was made by Councilmember Flachsbart, seconded by Councilmember Tilley to hold the petition until the next meeting on March 6, 1997. **The motion passed by a vote of 4 to 0.**

Discussion of this matter centered around the length of the median for Long Road, south of the intersection of Chesterfield Airport Road and Long Road. The transportation consultant for the applicant could not attend, therefore, the traffic study addressing some of the issues raised by the Committee could only be answered by the consultant. Various issues discussed included intensity of the land use upon the 2.94 acre tract, and the turning movements from Long Road into the proposed development. St. Louis County Highway Department is requiring a median of 350 feet south from the intersection of Chesterfield Airport Road and Long Road for Long Road. The 350 foot median, as required by St. Louis County Highway

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Department, would necessitate relocation of the driveway curb cut on Long Road to a point near the southern property line, which would necessitate a redesign of the proposed development.

*\*V. Boundary Adjustment Talks with Wildwood - Mike Doster.*

Mr. Doster informed the Planning and Zoning Committee that the petitions for the Boundary Adjustment with Wildwood are to be discussed at the February 24, 1997 meeting of the Wildwood City Council. Mr. Doster indicated that approximately 84% of the residents of Wildhorse, The Highlands, Westland Acres and Summit had signed the petition to become residents of Chesterfield. However, concerns regarding the Westland Acres Study has changed the opinion of some residents who may remove their name from the petition. Mr. Doster will request of the Wildwood City Council that a Plan of Intent be prepared to determine the feasibility of the boundary adjustment. Mr. Doster indicated he would keep the Planning and Zoning Committee up-to-date as to the actions by the Wildwood City Council. The Planning and Zoning Committee expressed support to have all questions regarding this possible boundary adjustment referred to City Administrator Herring.

Councilmember Flachsbart asked to be excused to catch a flight.

**III. P.Z. 2 & 3-96 Premier Homes (Country Lake Estates); request for an amendment to a Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District and the "FPR-1" Flood Plain "R-1" One Acre Residence District; western terminus of Countryside Manor Parkway.**

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

This amendment would permit the expansion of the width of the existing emergency access drive to include six (6) feet of paver block, which would then join the required one hundred and twenty-five (125) foot paver block segment necessary to complete the emergency drive connection to Countrylake Estates Drive. The Fire District concurs with this modification.

**IV. Discussion Items:**

a. Proposal Re: Composition of future TIF Commissions.

City Administrator Mike Herring suggested that, until the State Legislature closes the current session, the possibility of a change in TIF legislation may occur. Mr. Herring recommended the Planning and Zoning Committee receive and hold the proposal for restructuring future TIF Commissions until this legislative session ends in May. If no state law is enacted, then

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the City will proceed under the proposal as drafted. Mr. Herring distributed a letter from TIF Counsel Jim Mello, detailing how a change in the composition of future TIF Commissions could be accomplished.

A motion was made by Councilmember Tilley, seconded by Councilmember Flachsbart to hold the item until the State Legislature adjourns, and then determine if a composition change in the TIF Commission is necessary. **The motion passed by a vote of 4 to 0.**

- b. Legal opinion from Doug Beach concerning the attachment of conditions, via an ordinance in all industrial and commercial districts, except "C-8" and "M-3."

Mr. Beach responded in a memo dated February 19, 1997.

This item was held until the next meeting.

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

The Planning and Zoning Committee requested the Staff review proposed Planning Commission recommendations regarding changes to the Sign Ordinance draft and bring forward those recommendations to the Planning and Zoning Committee, and this item stay on the agenda. Staff was directed to prepare an executive summary of these changes and to highlight those changes potentially most controversial. Mr. Herring noted that this would take time to prepare.

- d. Location of vending machines - requested by Linda Tilley

Councilmember Tilley requested the Planning Department to look at other ordinances regulating the number and size of vending machines in any particular location.

- e. *Westland Acres Status Report - Jerry Kelley*

City Administrator Mike Herring presented a historical overview regarding St. Louis County's efforts to study the Westland Acres Community, and he and Planning Director Jerry Kelley informed the Committee that the Westland Acres Feasibility Study is in draft form only, prepared by the Fleming Corporation, and that the City Council would have an opportunity when the report is completed to determine what direction the Council desires to undertake as it relates to the recommendations in the Feasibility Study for Westland Acres.