

Planning and Economic Development Committee
Meeting Summary
March 6, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on March 6, 1991, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); and Jerry Duepner, Director of Planning/Economic Development. Also in attendance was Barbara Mc Guinness, Chairman, City of Chesterfield Planning Commission.

Councilmember Bute inquired of the Director of Planning the approximate timing of the dedication of the property along Conway Road in conjunction with the Sverdrup development, and also the timing of the zoning of the property.

Director Duepner noted that he would respond to the Committee on this matter at its next meeting.

IV. Site Plans, Building Elevations, and Signs reviewed by the Planning Commission on February 25, 1991.

- A. Amherst Subdivision; Subdivision Record Plat; north side of Conway Road, east of Schoettler Road. (Note: This item is for information only, as Council will have approved the Record Plat at its meeting of March 4, 1991.)
- B. P.Z. 26-89 Midland Properties and Capital Land (Chesterfield Crossing); "C-8" Planned Commercial District Amended Landscape Plan; west side of Clarkson Road, north of Lea Oak Drive.
- C. P.C. 94 & 95-88 Borman Development Company (The Estates at Baxter Lane); "R-2" 15,000 square foot Residence District Planned Environment Unit Procedure Record Plat; east of Old Baxter Road at the terminus of Baxter Lane. (Note: This item is for information only, as Council will have approved the Record Plat at its meeting of March 4, 1991.)

Director Duepner summarized the action on site plans and record plats by the Planning Commission.

The information was received and filed by the Committee.

Director Duepner noted that in regard to electric lines at Chesterfield Crossing Shopping Center, a letter was being sent at the direction of the Committee, to the Missouri Public Service Commission, with copies sent to Councilmembers and to the Clarkson Grove Condominium Association.

Councilmember Hurt arrived at 5:41 p.m.

- I. P.C. 85-86 Gene Mainini; a request for amendment of "M-3" District Ordinance; southwest corner of the intersection of Chesterfield Airport Road and Long Road.

Director Duepner presented the Planning Commission's recommendation for denial of the amendment request.

Mr. Gene Mainini addressed the Committee, noting that parking setbacks could be met by revisions in the parking area. The principal issue is the building setback from Chesterfield Airport Road.

Mr. Dave Jarmul, Project Engineer, addressed the Committee. He acknowledged that amendment of the Ordinance could set a precedence in the City.

Councilmember Hathaway addressed the alternative of seeking a variance from the Board of Adjustment.

A motion was made by Councilmember Bute for acceptance of the recommendation denial by the Planning Commission. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

Note: A Bill relative to this matter will be needed for the March 18, 1991 City Council Meeting, or this matter will need to be received and filed by Council, and after ninety (90) days would be deemed denied.

Councilmember Hurt expressed concern that the lack of amendment at the present time would not hamper the operation of the office building. It was noted that there were no pending occupancy permits before the City, and that existing occupants would not be affected at this time.

- II. Correspondence from the Director of Planning/Economic Development concerning dedication of parkland and payment of fee in lieu thereof.

Director Duepner presented a summary of the correspondence.

Upon discussion, the Committee directed the Department to pursue this matter further, noting legal issues which must be pursued.

- III. Correspondence from the Director of Planning/Economic Development concerning lighting along the Highway 40 (I-64) Corridor.

Director Duepner summarized the memorandum concerning installation of conduit in conjunction with improvements of Highway 40. He noted that in discussions with representatives from the Missouri Highway and Transportation Department, it was indicated that it would not include the installation of conduit along Highway 40 in their contract, until money for conduit is paid to the Highway Department.

Upon a motion by Councilmember Hurt, and seconded by Councilmember Hathaway, and approved by a vote of 3 to 0, the Committee directed that a letter be sent to Mr. J. T. Yarnell of Missouri Highway and Transportation Department, with copies to area representatives. The letter should indicate that it would appear that now is an opportune time for the installation of conduit for future lighting along Highway

40, particularly since we are in the pre-construction phase. The City is seeking assistance of the State in this matter, as we believe that lighting in this area is appropriate. It is the belief of the City that the lighting should be installed between the Outer Road and the highway pavement.

- V. Director Duepner informed the Committee that he had been contacted by Chesterfield Fire District Fire Marshall, Dave Nichols, requesting that discussion with the Fire District be placed on the agenda for the Committee meeting of April 3rd.

The Committee concurred.

- VI. Board of Adjustment Meeting of February 21, 1991.

Director Duepner summarized the absence of the Board of Adjustment from its meeting of February 21, 1991. The Board acted on two (2) variance requests.

B.A. 4-91 Robert Plager sought a variance to allow a satellite dish maintaining a height of twenty-two (22) feet in lieu of the required twelve (12) feet, at 382 Branchport Drive. This variance was denied by the Board of Adjustment noting a lack of demonstrated hardship and concern of a precedent. It was noted that this was the first variance sought for the City's new Satellite Dish Ordinance.

B.A. 5-91 Arthur C. Giessman II was a request for a variance to allow generation of noise at a level of 80 decibels in lieu of the 75 decibels, as established by St. Louis County Ordinance NO. 13,838 for property in Spirit Airpark. The Board granted this variance, noting that higher noise levels are permitted in other industrial areas within the City of Chesterfield.

The meeting adjourned at 6:12 p.m.

[PED-SUM.M6]