

MEMORANDUM

DATE: March 10, 1997

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

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

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was called to order at 5:35 p.m., on Thursday, March 6, 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; 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 20, 1997.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Flachsbart 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.

Mr. Norman Roden, Traffic Consultant for the petitioner, briefed the Committee on the Traffic Study he prepared for the subject site.

The Committee discussed the long-term traffic needs and future improvements at the intersection of Long Road and Chesterfield Airport Road. The Committee believes the overall intensity of the site to be developed is too great, and that the proposed median on Long Road, south of the intersection of Chesterfield Airport Road and Long Road, should be implemented as recommended by the County Highway Department for a 350 foot median.

The applicant requested that the petition be held and the petitioner given the opportunity to consider redesigning the site, taking into account the concerns of the Committee.

A motion to hold was made by Councilmember Flachsbart, seconded by Councilmember Tilley and passed by a vote of 4 to 0.

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At this time Councilmember Flachsbart asked to be excused to catch a flight.

III. Discussion Items:

- a. 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." (Attachment)

The Committee received as information a letter from Doug Beach concerning attaching conditions for commercial and industrial district petitions for rezoning. Mr. Beach suggested the Planning Commission consider an amendment to the Zoning Ordinance to allow for conditions to be added by the Planning Commission and Council in all industrial and commercial districts, except the "C-8" and "M-3."

A motion to accept this information was made by Councilmember Streeter, seconded by Councilmember Hurt and approved by a vote of 3 to 0.

- b. Sign Ordinance Draft (P.Z. 11-93). Committee requests this item remain on the agenda while staff reviews the Planning Commission recommendations and prepares an executive summary noting most controversial changes.

No action was taken on this item, and it will continue to be placed on the agenda in the future as a reminder that this item be discussed at a later date.

- c. Home Occupation - Restriction on parking of marked commercial vehicles to inside a garage (Councilmember Flachsbart)

Councilmember Tilley led a discussion re: whether the parking of commercial vehicles could/should be restricted in residential districts. The discussion of this item concerned the parking of vehicles with a commercial message in the driveway or on the public street if associated with licensed Home Occupations. Committee members expressed concerns re: any attempt to restrict a resident from driving a vehicle to and from work, simply because it contained a company logo.

Councilmember Tilley indicated she would call other municipalities in St. Louis County to find out any requirements for concealing commercial vehicles in a residential district which are accessory to a Home Occupation, and the parking of commercial vehicles in residential districts when driven to and from a place of employment.

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d. Tree Protection Ordinance (Councilmember Tilley)

Councilmember Tilley indicated she would like to have Staff research how tree protection ordinances are implemented in other cities to provide both a deterrent to soil erosion and enhance the aesthetic appeal for development in a community. The Cities of Frontenac and Ladue were mentioned as two (2) possibilities where a tree ordinance may exist. Councilmember Tilley also volunteered to do some research on the topic.

The Staff suggested this item be discussed with the Home Builders Association and a proposal be returned to the Committee. The Committee agreed unanimously with this recommendation.

e. PEU's - setting a minimum lot size and minimum setbacks from the underlying residential zoning district (Councilmember Tilley)

Councilmember Tilley asked that this item be considered by the Staff to set minimum standards for development in lot size and minimum setbacks from the underlying zoning district.

The Staff suggested this item also be discussed with the Home Builders Association and a proposal be returned to the Committee. The Committee unanimously agreed.

f. Lambert Airport Expansion - City of Chesterfield has taken NO POSITION on "W1W" Proposal.

Mr. Herring, City Administrator, indicated that, with concurrence from the Committee, he would send a letter to the appropriate Federal Agencies indicating that the City of Chesterfield has taken no position on the "W1W" Proposal for expansion at Lambert. The Committee voted unanimously to authorize Mr. Herring to send such a letter.

The next scheduled meeting is March 20, 1997, at 5:30 p.m.

The meeting adjourned at 7:10 p.m.

[PZC-SUM.306]