

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
MARCH 9, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, March 9, 1994, at 5:47 p.m., in the City Council Room. In attendance were Chairman Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Jerry Duepner, Director of Planning; Laura Griggs-McElhanon, Senior Planner; and Toni Hunt, Planner I.

ITEM I. **P.Z. 1 & 2-94 Taylor-Morley, Inc.**; "NU" Non-Urban District to "R-1A" 22,000 Square Foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 Square Foot Residence District; Wild Horse Creek Road, west of Chesterfield Estates Drive.

Director Duepner summarized the report and recommendation of the Planning Commission for approval of rezoning to "R-1" One Acre and "R-1A" Residence Districts with a PEU. It was noted that the Planning Commission recommendation included requirement for a stub street to the east.

Mr. Harry Morley addressed the Committee noting that the petitioner was in agreement with all recommended conditions from the Planning Commission except for requirement of the stub street to the east.

Director Duepner responded to questions from the members of the Committee relative to the justification for the stub street to the east.

Councilmember Hrabko made a motion for approval per the Planning Commission recommendation, with deletion of the requirement for a stub street to the east. The motion was seconded by Councilmember Hurt.

Councilmember Hurt inquired whether Director Duepner knew if problems in the Seasons at Schoettler had been addressed.

Director Duepner noted that he had not heard of any outstanding issues in that subdivision.

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

Note: Bills relative to this matter will be needed for the March 28, 1994 City Council Meeting.

ITEM VI. **P.C. 296 & 297-87 Miceli & Slonim (Sycamore Place);** request for amendment of "R-3" 10,000 Square Foot Residence District Planned Environment (PEU) Procedure District Ordinance.

Councilmember Clarke summarized the report of the Planning Department relative to this matter.

Director Duepner noted correspondence received by the Department of Planning from the Trustees of the Sycamore Place Subdivision, and distributed copies to the members of the Committee.

Mr. Robert Knickmeyer, a Trustee of Sycamore Place Subdivision, addressed the Committee in regards to proposed removal of Lots 38 and 39 from Sycamore Place Subdivision. Mr. Knickmeyer noted that Sycamore Place is a small subdivision, and the loss of two (2) lots from the contribution to the assessment for stormwater maintenance could be burdensome.

There was considerable discussion by members of the Committee relative to this issue, including past due assessments to the Association currently owed by the owners of Lots 38 and 39.

Director Duepner noted that at one time an amendment had been proposed to the Indenture for Sycamore Place which would propose to remove Lots 38 and 39 from the provisions of the restrictions, but retain their responsibility for contributions relative to the stormwater assessment.

Committee members were of the opinion that, absent Mr. Miceli's presence at the meeting, the matter should be **held** until the next meeting, at which time he would be present and could address the Committee.

A motion was made by Councilmember Greenwood that the matter be **held** until the next meeting. The motion was seconded by Councilmember Hrabko and **approved** by a vote of 4 to 0.

ITEM II. **P.Z. 11-93 City of Chesterfield Planning Commission;** a proposal to amend Sections 1003.020 Definitions; 1003.101 "FP" Flood Plain District Regulations; 1003.103 "PS" Park and Scenic District Regulations; 1003.107 "NU" Non-Urban District Regulations; 1003.111 "R-1" Residence District Regulations; 1003.112 "R-1A" Residence District Regulations; 1003.113 "R-2" Residence District Regulations; 1003.115 "R-3" Residence District Regulations; 1003.117 "R-4" Residence District Regulations; 1003.119 "R-5" Residence District Regulations; 1003.120 "R-6A" Residence District Regulations; 1003.120A "R-6AA" Residence District Regulations; 1003.121 "R-6" Residence District Regulations; 1003.123 "R-7" Residence District Regulations; 1003.125 "R-8" Residence District Regulations; 1003.131 "C-1" Neighborhood Business District Regulations; 1003.133 "C-2" Shopping District Regulations; 1003.135

"C-3" Shopping District Regulations; 1003.137 "C-4" Highway Service Commercial District Regulations; 1003.141 "C-6" Office and Research Service District Regulations; 1003.143 "C-7" General Extensive Commercial District Regulations; 1003.151 "M-1" Industrial District Regulations; 1003.153 "M-2" Industrial District Regulations; 1003.168 Sign Regulations - General; 1003.168A Sign Regulations for "FP", "PS", "NU", and All "R" Districts; 1003.168B Sign Regulations for All "C", "M", and "MXD" Districts; 1003.168C Subdivision Information Signs; and, 1003.168D Temporary Signs of the City of Chesterfield Zoning Ordinance relative to sign regulations;
AND

Bill 898 City of Chesterfield.

Director Duepner summarized the memorandum concerning "Directory Signs." It was noted that the Planning Commission had recommended in P.Z. 11-93 was to revise the current provisions relative to "Project Information Signs," by allowing a maximum size of 100 square feet in lieu of the present 150 square feet, and reducing the height. In addition, the Information Signs could contain project directory information.

There was considerable discussion on the matter of directory by the members of the Committee. It was generally agreed that for Industrial Parks there was need for such "directory signage," however, at issue was whether or not the size recommended by the Planning Commission would be adequate to satisfy both identification of the project, as well as the directory needs of tenants. There was also discussion of the appropriateness for such signage in commercial projects. Director Duepner pointed out that an office park might find "directory signage" to be beneficial. It was agreed by the Committee that this matter should be referred to the Consultant for consideration in the revision of the City's Zoning and Subdivision Regulations.

Director Duepner noted that Bill 898 of the City of Chesterfield had been referred back to the Committee for discussion. This action was taken by the Council at its meeting of February 22, 1994, after there had been some discussion about the provisions of the Bill relative to awnings and flag displays.

It was noted that Bill 898, as presently worded, did not address the issue of balloons as attention-getting devices and temporary signs. Director Duepner noted that this matter was to be brought back to the Committee at a future date, and Staff was in the process of preparing proposed wording on this matter per the direction of the Committee.

It was the belief of the Committee that the issue of balloons could be included in Bill 898, and a motion was made by Councilmember Hurt and seconded by Councilmember Hrabko that wording be included in Bill 898 to address balloons allowed on premises - one (1) per location/development; that a balloon be allowed to contain a message of whatever size the balloon was capable of accommodating; and that the balloon displays be allowed for fifteen (15) days for

grand opening, and not more than ten (10) days for three (3) times a year. **The motion was approved by a vote of 4 to 0.**

Councilmember Levinson addressed the Committee relative to the wording contained in Bill 898 relative to awnings, noting that under the current proposal, a business would not be allowed to place the name of the business on the awning.

Director Duepner noted that the intent of the Planning Commission recommendation was that, if a sign was placed on an awning, this would constitute the wall sign for the development, and that as recommended by the Planning Commission, awnings could contain logo or other information that would be considered more decorative in nature.

There was discussion by the Committee concerning the difference between trade marks and logos.

Councilmember Levinson also addressed the Committee about the Planning Commission recommendation on flags. He noted that under the current wording there would have to be at least one (1) other flag, also displayed on the property.

Members of the Committee noted that the Commission's intent was apparently to require a flag display.

A motion was made by Councilmember Greenwood and seconded by Councilmember Hurt that Bill 898 be forwarded to the City Council for its next meeting, and that the Bill address balloons as recommended by the Planning and Zoning Committee, and awnings, flags and business wall signs as recommended by the Planning Commission. **The motion was approved by a vote of 4 to 0.**

The Committee also instructed Director Duepner to bring sign issues, one (1) or two (2) at a time, to subsequent Planning and Zoning Committee meetings.

ITEM III. Memorandum from the City Administrator concerning action of the Public Health and Safety Committee (Clarkson Square McDonalds restaurant).

Councilmember Hrabko moved the matter be received and filed. The motion was seconded by Councilmember Clarke.

There was discussion by Committee members relative to the current traffic situation at Lea Oak and Clarkson Roads, and it was noted the traffic problem is a concern that needs to be addressed.

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

ITEM IV. Discussion of selection of consultant for revision of Zoning and Subdivision Ordinances.

Director Duepner noted that the matter before the Committee was a decision on whether another meeting was needed with Mr. Lane Kendig, or if the Committee was ready to begin discussions for negotiations on scope of work and cost of the project. He further noted that the standard process for contracts is that the Committee forwards a recommendation to the City Council, along with the contract and scope of work for Council approval.

Councilmember Hrabko indicated that Mr. Kendig should be invited to the next meeting of the Committee, and that the Planning Commission be requested to send one (1) member to participate in the negotiations.

The Committee agreed, and the meeting on March 23rd, will begin at 5:30 p.m., and only one (1) sign issue should be placed on the agenda in view of the need to discuss the scope of work relative to the Zoning and Subdivision Ordinance Revisions.

ITEM V. Memorandum from the Director of Planning concerning Notice of Public Hearing, Board of Alderman, City of Town and Country on proposal of Miceli Builders, Inc., to develop a residential community to be located east of the City of Chesterfield.

Director Duepner summarized the memorandum concerning the public hearing.

Councilmember Hurt inquired whether the prior public hearing notice from the Planning Commission of Town and Country had been forwarded to Subdivision Trustees.

Director Duepner indicated that it had.

This item was received and filed.

ITEM VII. Memorandum from the Director of Planning concerning proposed dedication of property within Countryside at Chesterfield Subdivision; west side of Kehrs Mill Road, south of Wild Horse Creek Road.

Director Duepner summarized the situation relative to possible dedication of property within Countryside.

It was noted that decision on this matter would be up to the Public Works/Parks Committee, but that City Administrator Herring requested the matter be brought to the Planning and Zoning Committee, since it originated with that Committee.

Councilmember Hrabko noted the potential liability relative to the archeological items on the property, and that residents in the area were not particularly desirous of a park.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood to recommend that the area not be accepted as a park by the City. The motion was approved by a vote of 4 to 0.

ITEM VIII. Notice of Public Hearing by St. Louis County Council Public Improvements Committee concerning P.C. 90-93 Bridle Development Company; northwest corner of Olive Boulevard and Creve Coeur Mill Road.

Director Duepner summarized the proposal as contained in the public hearing notice from the St. Louis County Public Improvements Committee.

The proposal is for one (1) of two (2) buildings on the site to be a bank.

This information was received and filed.

ADD ON #1 Report of the City of Chesterfield Planning Commission concerning P.C. 86-75 Chesterfield Realty Service Company (Cedar Mill Bath and Tennis Club); request for amendment of Conditional Use Permit.

Councilmember Clarke directed that the matter be scheduled for a public hearing before the Planning and Zoning Committee at 7:00 p.m., on Wednesday, April 6, 1994.

Director Duepner noted that, as required by the Zoning Ordinance, the public hearing notice is to be sent to those persons who spoke at the original public hearing. He noted that the public hearing was some time ago, and it was his suggestion that the notice be sent to those persons as well as to the residents who were sent copies of the letter by the Planning Commission advising of the requested amendment.

The Committee also directed that a notice be sent to the Trustees of the Claymont Estates and Baxter Lakes I and II Subdivisions.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON FEBRUARY 14, 1994.

- A. **D.L. 2-49 Spirit of St. Louis Airpark (Anheuser-Busch);** "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; south side of Edison Avenue, east of Spirit of St. Louis Boulevard.

- B. **D.L. 2-49 Spirit of St. Louis Airpark (Surdex)**; "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; northeast corner of the intersection of Edison Avenue and Spirit of St. Louis Boulevard.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON FEBRUARY 28, 1994.

- A. **P.C. 108-84 Barken-Dubinsky PTN (Valley Center)**; Outdoor Display Area; south side of Chesterfield Airport Road at Valley Center Drive.
- B. **Somerset Plat Two**; Planned Environment Unit (PEU) in the "R-1A" 22,000 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of Long Road.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, March 23, 1994, at 5:30 p.m.**

The meeting adjourned at 7:30 p.m.

[PZC-SUM.309]