

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

March 21, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on March 21, 1990, at 5:45 p.m., in the City Council Conference Room. In attendance were Councilmember Dick Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); and Councilmember Jade Bute (Ward II). Also in attendance were Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist. Councilmember Dan Hurt (Ward III) arrived later.

ITEM #1 Proposed amending of Ordinance No. 312 of the City of Chesterfield relative to Nuisances.

Director Duepner summarized previous Committee discussion on this matter. In addition, it was noted that a letter was submitted by Ms. Mary Zykan of the St. Louis Metropolitan Waste Hauler's Association.

Councilmember Bute discussed the origin of this issue with the Committee Members and suggested that rather than a general ordinance adopted by the City concerning this matter, each development should be reviewed upon an individual basis for inclusion of a condition relative to time for trash pick-up and deliveries.

The Committee unanimously agreed that the proposed ordinance be dropped, and that a policy be established for consideration of a condition relative to timing of trash pick-up and on-site deliveries on a case-by-case basis. In addition, the Committee directed the staff to communicate its action to the Waste Hauler's Association, and request that the Hauler's Association attempt to schedule pick-up of trash for later hours.

ITEM #2 P.C. 177-86 Pointe Development Company (Atrium Office Building); request for amendment of "C-8" District Ordinance; north side of Swingley Ridge Drive, east of Chesterfield Village Parkway.

Director Duepner summarized the Planning Commission's report recommending approval of amending the Ordinance.

A motion was made by Councilmember Bute for approval of the amendment. The motion was seconded by Councilmember Hathaway and approved by a vote of 3 to 0.

Note: An Ordinance relative to this item is needed for the April 2, 1990 City Council Meeting.

Note: Councilmember Hurt arrived at this time.

ITEM #3 Memorandum from Councilmember Barry Flachsbart regarding revisions to Planning Commission appointment schedules.

Committee Members discussed this proposal.

A motion was made by Councilmember Bute that Mr. Royce Engel be asked to serve as a Committee of one to review the proposed procedure for fair and equitable appointment of Planning Commission Members. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4 to 0.

ITEM #4 A report from the Department of Planning/Economic Development regarding an ordinance to accept the subordination of a Union Electric easement within Wild Horse Creek Heights Subdivision.

Director Duepner presented a report recommending approval of the Ordinance.

A motion was made by Councilmember Bute for approval of the Ordinance. The motion was seconded by Councilmember Hathaway, and passed by a vote of 4 to 0.

Note: An Ordinance relative to this item is needed for the April 2, 1990 City Council Meeting.

ITEM #5 Correspondence from the Director of Planning/Economic Development regarding the City of Chesterfield Board of Adjustment.

Director Duepner summarized his report to the Committee, suggesting certain ordinance amendments relative to the Board of Adjustment.

The Committee agreed with the proposed amendments, except for the limit of a sign size variance. The Committee requested that the matter be reviewed by the City Attorney for legality of placement of restrictions on actions of the Board of Adjustment.

A motion was made by Councilmember Hurt for revisions to Ordinance #28, as recommended by the Director of Planning, with the exception that the Board of Adjustment be limited to an increase in sign outline area of 50%. The motion was seconded by Councilmember Bute, and approved by a vote of 4 to 0.

Note: An Ordinance relative to this item is needed for City Council after review by the City Attorney.

ITEM #6 P.C. 12, 13 & 14-87 Mary Plant Faust and St. Luke's; Sidewalk Escrow; west side of Olive Boulevard, north of White Road.

Planning Specialist Kleiner presented the report of the Department recommending approval of the escrow.

A motion was made by Councilmember Bute for approval of the escrow. The motion was seconded by Councilmember Hathaway, and passed by a vote of 4 to 0.

Note: An Ordinance relative to this item is needed for the April 2, 1990 City Council Meeting.

ITEM #7 Public Hearing Notice from St. Louis County Planning Commission concerning P.C. 49 and 50-90 Marilyn Griesedieck, Emily Schwartz, and George Weber.

The Committee received and filed the public hearing notice.

ITEM #8 Site Plans, Building Elevations and Signs approved by the Planning Commission at March 12, 1990 Meeting.

- A. P.C. 22-88 Charles Hennemeyer, Inc. (Drew Station); "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.
- B. King of Kings Lutheran Church; "R-2" Residence District Amended Site Plan and Building Elevations; north side of Olive Boulevard, west of River Valley Drive.
- C. Stonebriar Subdivision Plat II; Subdivision Record Plat; north side of Kehrs Mill Road, east of Clarkson Road. (This item had already been referred to the City Council, and approved at its meeting of March 19, 1990).

Note: Director Duepner noted that Stonebriar Subdivision Plat 2 was reviewed and approved under the revised procedures established by the Planning and Economic Development Committee relative to record plats. He noted that, in this particular case, all items necessary for the plat were not approved and in the hands of the Department of Planning ten (10) days prior to the Planning Commission Meeting, in accordance with the policy established. Director Duepner advised that he will keep the Committee advised on the processing of future plats.

The meeting adjourned at 6:38 p.m.

[MIN3-21]