

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**MARCH 21, 1996**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, March 21, 1996, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); and Councilmember Dan Hurt (Ward III). Also in attendance were: Planning Commission Chairman Michael Casey; Mike Herring, City Administrator; and Laura Griggs-McElhanon, Acting Director of Planning.

**ITEM I.** Approval of Planning and Zoning Committee meeting summary of March 7, 1996.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Flachsbart and approved by a vote of 3 to 0.

**ITEM II.** **P.Z. 35-95 Caplaco 24, Inc. (Kehrs Mill Crossing)**; "NU" Non-Urban and "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial district and an amended Planned Environment Unit Ordinance in the "R-2" 15,000 square foot Residence District; intersection of Clarkson and Kehrs Mill Road, east side of Clarkson Road.

Chairman Levinson noted that the City Attorney is currently evaluating this matter, relative to the protest and the appeal.

**ITEM V.** **P.Z. 6-96 St. Louis County (Spirit Airpark)**; "NU" Non-Urban District and "M-3" Planned Industrial District to "M-3" Planned Industrial District and a preliminary development plan in the "M-3" Planned Industrial District; the approval of a preliminary plan in the "M-3" Planned Industrial District; approval of a preliminary plan and amendment to an existing "M-3" Planned Industrial district approved by St. Louis County Ordinance Number 13,935, amended by City of Chesterfield Ordinance Number 656 (P.C. 91-88); and an amendment to an existing "M-3" Planned Industrial District approved by St. Louis County Ordinance Number 13,838 and amended by City of Chesterfield Ordinance Number 870; south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Boulevard (Spirit of St. Louis Airport and adjacent parcels).

Acting Director of Planning Griggs-McElhanon summarized the request for rezoning, establishing a preliminary development plan and amending two (2) existing "M-3" Planned Industrial District Ordinances. Specifically, St. Louis County is desirous of having all their property governed by one "M-3" Planned Industrial District Ordinance. In addition they want to add the following as permitted uses: churches, outdoor storage of building materials, lighted golf driving range and lighted soccer park.

Ms. June Fowler, St. Louis County Director of Planning noted that the proposal is not an expansion of any runways for the airport.

Councilmember Hurt requested clarification on the concerns of the speakers in opposition of this proposal.

Acting Director of Planning Griggs-McElhanon stated that the concern expressed by one citizen was for the airport use and that citizen had requested that the permitted uses be amended to delete the airport.

Chairman Levinson stated that the parking required for churches should be flexible. Staff was directed to draft criteria, to be presented to City Council in conjunction with this petition, to allow reduction for church parking (double counting parking, allowing parking on non-paved surfaces).

Chairman Levinson expressed concern about not allowing daycare with the church.

June Fowler stated that she is not sure that the uses are inconsistent

A motion was made by Chairman Levinson to amend Attachment A to remove the prohibition on daycare. The motion dies for lack of a second.

Acting Director of Planning Griggs-McElhanon stated that the Department was concerned about the noise levels.

A motion to approve the Planning Commission recommendation was made by Councilmember Hurt, seconded by Councilmember Flachsbart, and **approved** by a vote of 3-0.

**Note: One bill relative to this matter will be needed for the April 15, 1996 City Council Meeting.**

**ITEM III.** **P.Z. 4-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3);** "NU" Non-Urban District to "R-1A" 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

AND

**ITEM IV.** **P.Z. 5-96 Fischer & Frichtel (Brookhill Estates Addition Plat 3);** a Planned Unit (PEU) Procedure in the "R-1A" 22,000 square foot Residence District; east of the intersection of Straub Hill Lane and Straub Road.

Acting Director of Planning Griggs-McElhanon summarized the request for rezoning and a PEU to allow the development of a detached single-family subdivision.

John King, attorney for the petitioner, summarized the request and described the proposed development. He noted that in the sales contract there would be a statement about the development being adjacent to a High School.

Councilmember Flachsbart inquired how the proposed lot size compared with that in Brookhill Estates Subdivision.

Mr. King replied that the minimum lot sizes were the same.

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, to amend Attachment A by adding the same stormwater reduction condition that is found in the ordinance for Brookhill Estates Subdivision. The motion was **approved** by a vote of 2 to 1, with Chairman Levinson voting no.

There was discussion by the Committee about the issue of students cutting through the proposed subdivision to get to the High School, requiring a fence to prohibit pedestrian cut through traffic and the specific location of the fence.

A motion to amend Attachment A to require a six (6) foot tall privacy fence, located on the southern property line, starting at the western edge of the development and continuing to a point no more than 300' from the southeast corner of the proposed development was made by Councilmember Hurt, seconded by Councilmember Flachsbart, and **approved** by a vote of 2 to 1, with Chairman Levinson voting no.

A motion to amend Attachment A to require a bond for siltation control per the recommendation of the Public Works Department was made by Councilmember Hurt, seconded by Councilmember Flachsbart, and **approved** by a vote of 3 to 0.

There was discussion by the Committee of requiring landscaping adjacent to the limits of the development.

A motion was made to specify that the existing vegetation on the southern perimeter of the development from the end of the required fence eastward, ten (10) foot wide, shall not be removed by the developer by Councilmember Flachsbart, and seconded by Councilmember Hurt.

Councilmember Hurt requested that it be put in the subdivision indentures to allow a gate in the fence, if desired by the subdivision.

With the agreement of the Committee, the following was added to the previous motion: At some time in the future, if the residents want to put a gate in the fence, it shall not be prohibited.

City Administrator Herring stated that the school district is concerned that all perspective buyers fully understand the normal day-to-day activities that occur at the school, so future misunderstanding can be avoided.

John King stated that by putting this type of information on the sales contract, it will put people on notice.

The motion was **approved** by a vote 3-0.

Chairman Levinson requested that Director of Public Works/City Engineer Mike Geisel bring wording to Council to address the drainage concerns raised by residents and Councilmembers. Specifically, the wording used for Schoettler Ridge should be considered.

A motion was made by Councilmember Hurt to amend Attachment A to require a line of evergreen trees, minimum six (6) feet in height, on fifteen (15) foot centers. Motion dies for lack of a second.

A motion for staff to talk to the developer on their ideas on reasonable landscaping on the northern property line was made by Councilmember Flachsbart, seconded by Councilmember Hurt, and **approved** by a vote of 3-0.

**Note: Three (3) bills relative to this matter will be needed for the April 15, 1996, City Council Meeting. A bill recommending approval of P.Z. 4-96 (rezoning) as recommended by the Planning Commission, a bill recommending approval of P.Z. 5-96 (PEU) as recommended by the Planning Commission, and a bill recommending approval of P.Z. 5-96 (PEU) as recommended by the Planning and Zoning Committee.**

**ITEM VI.** **P.C. 87-83 Chesterfield Village, Inc. (Hilltown Village Center)**; amendment to "C-8" Planned Commercial District Ordinance; north side of Olive Boulevard, east of Chesterfield Parkway North.

Acting Director of Planning Griggs-McElhanon summarized the request to increase the existing parking reduction from 15% to 20%.

A motion was made to approve the Planning Commission's recommendation for increasing the parking reduction by Councilmember Flachsbart, seconded by Councilmember Hurt, and **approved** by a vote of 3 to 0.

Chairman Levinson recognized Mr. Dick Hrabko, Director of Spirit Airport.

**ITEM VII.** Memorandum from the Acting Director of Planning concerning update of the Zoning and Subdivision Ordinances.

Staff was directed to keep this item on the agenda for further discussion.

**ITEM VIII.** **P.Z. 32-95 City of Chesterfield Planning Commission**; a proposal to amend Sections 1003.193 Appeal and Protest Procedure for Special Procedures; and 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.

A motion was made to receive, file and delete this item from the agenda was made by Councilmember Flachsbart, seconded by Councilmember Hurt, and **approved** by a vote of 3 to 0.

Acting Director of Planning Griggs-McElhanon stated she would confirm with the City Attorney if this petition could be handled in this manner.

**ITEM IX.** Memorandum from the Acting Director of Planning regarding Conditional use Permits in Residential Zoning Districts.

The Committee directed this item be **held**.

The Committee indicated that they want to hear what the new Director of Planning has to say on this issue.

**ITEM X.** Memorandum from the Acting Director of Planning regarding Temporary Signs (P.Z. 11-93 City of Chesterfield Planning Commission).

The Committee directed this item be **held**.

**ITEM XI.** Memorandum from the Acting Director of Planning regarding West Area Study.

The Committee directed this item be **held**.

**ADD ON:**

City Administrator Herring requested that the Committee discuss the issue of campaign signs. At the present time, a petition to change the regulations on campaign signs has been pending before the Committee for quite some time. This change would delete the requirement to remove the signs within seven (7) days. Currently, numerous complaint calls are being received by the City for signs that are located within the right-of-way. Some Councilmembers have previously expressed their desire to eliminate the prohibition on these types of signs in the right-of-way. Last year, the Council elected to allow the signs to remain in the right-of-way.

The Committee members asked that this be added to the next agenda.

The meeting adjourned at 6:40 p.m.