

CITY OF CHESTERFIELD

MEMORANDUM

DATE: March 24, 1989

TO: Planning and Economic Development Committee

FROM: Jerry Duepner, Director of Planning/  
Economic Development *JD*

SUBJECT: Minutes of Meeting on March 23, 1989

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A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on March 23, 1989, at 5:30 p.m. In attendance were Chairman Richard Hrabko, Ward IV; Councilmember Jade Bute, Ward II; Michael Herring, City Administrator; Jerry Duepner, Director of Planning and Economic Development; and Anna Kleiner, Planning Specialist.

Item 1: Subdivision information/direction signs in the City of Chesterfield - this item was put on hold for the next meeting.

Item 2: Public Hearing Notice from the City of Ballwin - concerning a request for rezoning of a parcel of land located at the southwest quadrant of the intersection of Kenrs Mill and Clarkson Roads. The referenced Public Hearing Notice indicated that a petition was to be considered by the City of Ballwin for commercial rezoning of property adjacent to the City of Chesterfield. Concern was expressed by members of the Committee relative to the opposition of Chesterfield residents to the requested Miceli commercial rezoning of the property northeast of the Ballwin parcel. The Committee recommended that a letter be sent by the City Administrator, to the City of Ballwin, expressing opposition to the proposed rezoning, noting the residents' past concern of commercial zoning in this area, and the fact that the City of Chesterfield is in the process of preparing a Comprehensive Plan which will deal with, among other issues, land use within the City.

Item 3: P.Z. 10-89 City of Chesterfield Planning Commission - amendment to Sections 1003.107 through 1003.125 of the Zoning Ordinance of the City of Chesterfield, relative to conditional use for limited retail and service commercial uses in conjunction with nursing homes/self-care units. Upon discussion of this item the Committee recommended approval of the proposed Ordinance Amendment.

A bill will be necessary for this item for the April 3rd City Council Meeting.

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Item 4: Site plans, building elevations, signs; approved by the Planning Commission at their meeting of March 13th.

- A) P.C. 86-87 Western Oil Company; a Conditional Use Permit in the "C-2" District Amended Site Development Plan; south side of Olive Boulevard, east of Stablestone Drive.
- B) Fine Arts Ltd.; "M-3" Planned Industrial District Amended Site Development Plan; south side of Chesterfield Airport Road, west of Spirit of St. Louis Boulevard.
- C) P.C. 225-87 Clarkson Centre Associates (Clarkson Centre); "C-8" District Amended Site Development Plan; east side of Clarkson Road, south of Clarkson Woods Drive.

Item 5: City of Chesterfield Board of Adjustment Meeting of March 16, 1989. As a point of information, the proceedings of the Board of Adjustment from their above referenced meeting was presented to the Committee.

Item 6: Memorandum from the City Administrator concerning pool vehicles for the Department of Planning and Economic Development and the Department of Public Works. This matter was presented to the Committee relative to the acquisition of pool vehicles by the Departments of Planning and Public Works. The Committee recommended approval of this proposal.

Item 7: Correspondence from Trustees of Forest Ridge Manor Subdivision - concerning access to the Enclave at Green Trails. A letter was presented to the members of the Committee from the Trustees of Forest Ridge Manor Subdivision concerning limitations on access to the Enclave at Green Trails Subdivision. The Enclave at Green Trails Subdivision is a development proposed on the eastern limits of the City, which by Ordinance condition would have temporary access for construction vehicles via a private roadway. The Forest Ridge Manor Subdivision Trustees have indicated, via correspondence, that they will not allow access to the Enclave at Green Trails via this private road. It was the recommendation of the Committee that this matter be referred to the City Attorney for review.

The meeting adjourned at 5:55 p.m.