

**Planning/Economic Development Committee
Meeting Summary - April 17, 1991**

A meeting of the Planning/Economic Development Committee of the City of Chesterfield Council was held on April 17, 1991, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway; Councilmember Jade Bute, Ward II; Councilmember Dan Hurt, Ward III; and Mayor Jack Leonard. Also in attendance was Jerry Duepner, Director of Planning/Economic Development.

Item #1 Director Duepner presented the recommendation of the Planning Commission for P.Z. 7-91 for amending of the Zoning Ordinance relative to handicap parking spaces.

Motion was made by Councilmember Bute and seconded by Councilmember Hurt for approval of the amendment as recommended by the Planning Commission. The motion was approved by a vote of 3 to 0.

Note: An Ordinance relative to this matter will be needed for the May 6, 1991 City Council Meeting.

Item #2 Director Duepner presented the response from the City Attorney relative to park land dedication or payment of fees in lieu thereof.

The Committee directed the Department of Planning/Economic Development to commence drafting of a proposal to require the dedication of park land in conjunction with residential development or a payment of a fee in lieu thereof.

The Committee also directed the Department to obtain a copy of the Ellisville Ordinance relative to this matter.

Item #3 Director Duepner summarized the action of the Planning Commission relative to Site Plans, Building Elevations, and Signs from its meeting of April 8, 1991.

In regard to Item E, P.C. 36-88 Barnes Continuing Care, Councilmember Bute inquired relative to the status of this matter. Director Duepner noted that the review of the architectural elevations relative to screening of rooftop mechanical equipment was held by the Planning Commission and will be before the Commission for further consideration at its April 22, 1991 meeting.

Councilmember Bute expressed concern relative to the landscaping provided along the south property line adjacent to lots fronting on Hitchcock Drive. She inquired if issuance of the occupancy permit would be contingent upon compliance with development conditions, whether the property was owned

and operated by Barnes Hospital or others. Director Duepner responded that Conditional Use Permit conditions apply to the property regardless of ownership.

Concern was also expressed relative to a porch area located along the southern portion of the building. Director Duepner noted that in his discussions with representatives of Barnes Hospital, that this area was originally to have been screened in, but is not proposed to be at this time. Also, that access to this area is only via an emergency door.

Chairman Hathaway requested that the Department contact the developer to determine if additional landscaping could be provided to the area of the porch to help screen the development from properties along Hitchcock Drive.

The meeting was adjourned at 5:48 p.m.