

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - April 19, 1989

A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on April 19, 1989, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Rathway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Michael G. Herring, City Administrator; Jerry Daepler, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Barbara McGuinness, Chairperson (City of Chesterfield Planning Commission); and Roxanne Radunzel of the Home Builder's Association of St. Louis.

Item #1 - Correspondence from the Director of Planning/Economic Development regarding P.Z. 6-89 Chesterfield Development Corporation. A request for a change of zoning from "NU" Non-urban District to "C-8" Planned Commercial District; for a 13 acre tract of land located at the southwest corner of the intersection of Olive and White Roads.

Correspondence from Mr. Thomas Utterback, attorney representing the petitioner, had been referred to the Committee by the City Council at their meeting of April 17, 1989. In his correspondence, Mr. Utterback had requested a hearing on the matter before the Council. In keeping with City Council and Planning and Economic Development Committee policy, a hearing on a zoning matter is to be held before the Planning and Economic Development Committee. Upon discussion, Councilmember Jade Bute indicated that she had been in contact with Councilmember June Schroeder, and that both were requesting that a hearing be held on the matter before the Planning and Economic Development Committee. Accordingly, a hearing will be held on the P.Z. 6-89 petition before the Planning and Economic Development Committee at 7:00 p.m., on May 3rd in the City Council Chambers. Notices will be sent to all persons who spoke on the matter at the Planning Commission Public Hearing.

Item #2 - Correspondence from the City of Chesterfield Economic Development Council regarding request for funding of an economic development and promotion film. Michael Herring, City Administrator, noted that the request from the Economic Development Council was on behalf of Civic Progress, a group developing a promotional video for the City of Chesterfield. Mr. Herring noted that Southwestern Bell Telephone makes available funding to cities or a Chamber of Commerce for such films, and recommended that Civic Progress be approached by the City relative to ownership of the video in order to apply for a grant. Councilmember Hrabko indicated the total cost of the promotional video would be in the neighborhood of \$40,000.00, and suggested that Civic Progress be contacted to determine the total amount necessary for the video. Councilmember Hrabko directed that City Staff contact Civic Progress about ownership of the video, as well as the total cost. Councilmember Hurt noted that he would be desirous of knowing the scope of the video.

Item #3 - The request for plastic name tags for the members of the City of Chesterfield Planning Commission. City Administrator Herring noted that the Planning Commission had requested plastic lapel name tags. In discussion the Committee noted that it would be reasonable for members of the Planning Commission, as well as the Board of Adjustment and the Police Commission, to have such name tags, particularly in view of the fact that all three Boards are required by State Statute. It was felt that only these three (3) Boards should have name tags. The Committee recommended that City Administrator Herring take the necessary steps to acquire name tags for these three (3) Boards only.

Item #4 - Subdivision information and direction signs. This matter had been carried over from prior meetings. Jerry Duepner, Director of Planning/Economic Development, summarized past Committee discussions on this matter, and also summarized the current regulations of the City of Chesterfield relative to subdivision direction and information signs. It was noted that maximum size of permitted signs at an intersection is sixteen (16) square feet, and that many signs located throughout the City are probably in violation of current regulations. Mr. Duepner noted that Staff was in the process of identifying those signs and notifying the owners of violation. Mr. Hrabko suggested that, in addition to identifying the owner of the sign, the property owner should also be notified. Roxanne Radunzel spoke on behalf of the Home Builder's Association, and indicated their desire to be allowed a sign of 4' x 8' or 4' x 10', to provide direction to subdivisions. The Committee noted that this was in violation of the current sign requirements, and in order to permit such a size would require the amending of the Zoning Ordinance of the City of Chesterfield. The Committee suggested that the Home Builder's Association utilize the intersection of Wild Horse Creek and Long Road as an example of the type of signage that the Home Builder's Association could develop relative to uniformity. It was requested that this be done by June 1st. Ms. Radunzel was also requested to report back to the Committee at their May 3rd meeting.

Item #5 - P.Z. 11 and 12-89 Taylor-Morley-Simon, Inc.; a request for a change of zoning from "NU" District to "R-2" District for 2.36 acre tract, and a request for a Planned Environment Unit and an Amended Planned Environment Unit in the "R-2" District for a 10.6 acre tract of land located on the west side of Schoettler Road, north of Highcroft Drive. Anna Kleiner of the Planning Department presented a summary of the petitioner's request, and the Planning Commission recommendation for approval. Councilmember Hurt inquired relative to roadway improvements along Schoettler Road, noting current conditions of that roadway. The motion was made by Councilmember Bute and seconded by Councilmember Hathaway to recommend for approval to the City Council P.Z. 11 and 12-89, per the Planning Commission recommendation with the noted conditions. The motion was passed by the Committee.

Note: An ordinance relative to this item is necessary for the May 1st Council Meeting.

Item #6 - Correspondence from the Department of Planning/Economic Development regarding amendment of "M-3" Planned Industrial District Ordinance for Chesterfield Industrial Park. Anna Kleiner presented to the members of the Committee the proposed change and amendment that would allow for a reduction in the parking setback for Lot 7 of Chesterfield Industrial Park. A motion was made by Councilmember Bute and seconded by Councilmember Hathaway to recommend approval of the proposed amendment. The motion was passed by the Committee.

Note: An ordinance relative to this matter will be necessary for the May 1st Council Meeting.

Item #7 - Site plans, building elevations, and signs approved by the Planning Commission at the April 10th meeting.

- A. Thomas Walker (Outdoor Equipment); "M-3" Site Development Plan; north side of North Outer Forty, east of Long Road.
- B. Lot 7 of Ladue Trails; "C-8" Amended Site Development Plan and Preliminary Plat; south side of Ladue Road and Seabrook Drive.

Item #8 - Committee members discussed the procedure for review of site development plans. It was noted that, in special occasions, site development plans may be reviewed by the City Council upon referral by the Planning Commission of the City of Chesterfield. The Committee suggested to Staff to work with the Planning Commission to establish policy for referral of site development plans to the Committee for their review. It was suggested that the policy be similar to that currently in use relative to Public Hearings before the Planning and Economic Development Committee. That is, that a site development plan would be referred to the City Council upon the request of both Councilmembers from the District in which the project is located.

Item #9 - Committee discussed the banning of political signs within the City of Chesterfield. It was noted that during the past election the proliferation of signs had become unsightly. Committee recommends to the City Council that consideration be given to an ordinance to prohibit political signs in the City of Chesterfield.

The meeting adjourned at 7:03 p.m.