

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
APRIL 20, 1994

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, April 20, 1994, at 5:45 p.m., in the City Council Room. In attendance were Chairman Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); and Councilmember Ed Levinson (Ward II). Also in attendance were Mayor Jack Leonard; Barbara McGuinness, Planning Commission Chairman; Joe Hanke, Planner II; and, Laura Griggs-McElhanon, Senior Planner.

Chairman Hurt stated that Councilmember Barry Flachsbart (Ward I) would not be available to attend the Planning and Zoning Committee meetings until after May 11, 1994. Chairman Hurt changed the meeting time to 5:30 p.m. which will be observed at the next meeting, on May 4, 1994.

Chairman Hurt nominated Councilmember Hrabko to serve as the vice-chairman of the Planning and Zoning Committee. Councilmember Levinson seconded the nomination. The nominations were closed. By a vote of 3 to 0, Councilmember Hrabko was confirmed as the vice-chairman.

A copy of the Planning Commission meeting schedule was distributed to the committee members. Committee members will alternate their attendance at the Commission meetings. Chairman Hurt will attend the meetings on April 25th and May 9th. Councilmember Flachsbart has offered to take the summer meetings. Planning Commission Chairman McGuinness inquired as to why the councilmembers don't attend the meetings when their ward has an item on the agenda. Chairman Hurt stated that they would make up the attendance schedule on a month by month basis. The Planning Department staff was directed to call the Councilmember scheduled to attend the Commission meeting on the day of the meeting as a reminder.

ITEM I. **P.Z. 3 & 4-94 Chesterfield Homes Development, Inc.;** "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District; south side of Kehrs Mill Road, east of the intersection of Clarkson Road (State Highway 340) and Kehrs Mill Road.

Senior Planner Griggs-McElhanon summarized the report and recommendation for **approval** of rezoning to "R-3" 10,000 square foot Residence District with a PEU.

The committee members discussed the lot sizes in the area, the size of the parcels to the east and west of the subject site, and the drainage problem within the subdivision to the south, Coventry Farms.

Councilmember Hrabko made a motion to **amend** the Planning Commission recommendation by adding the following condition:

The proposed development shall not discharge any stormwater to the adjoining property to the south and shall make every effort to help alleviate the existing stormwater problem in Coventry Farms subdivision.

The motion was seconded by Chairman Hurt and approved by a vote of 3 to 0.

Councilmember Hrabko made a motion for **approval** of the Planning Commission recommendation, as amended. The motion was seconded by Councilmember Hurt and approved by a vote to 3 to 0.

Note: A bill relative to this item will be needed for the May 2, 1994, City Council Meeting.

ITEM II. **P.C. 25-82 Chesterfield Fire Protection District**; amendment of "M-3" Planned Industrial District Ordinance; west side of Long Road, south of Chesterfield Airport Road.

A motion was made by Councilmember Hrabko for **approval** per the Planning Commission recommendation. The motion was seconded by Councilmember Hurt and approved by a vote of 3 to 0.

Note: A bill relative to this item will be needed for the May 2, 1994, City Council Meeting.

ITEM III. Memorandum from Director of Planning concerning Planning Commission Public Hearing.

Councilmember Hrabko stated that he had asked the Director to put this item on the agenda. Residents within his district are upset because they don't know about Public Hearings. In Ward IV, with relatively large parcels, Public Hearing notices might not be mailed to that many people. He requested that consideration be given to sending Public Hearing notices to all the trustees within one (1) mile radius of a rezoning or special procedure petition.

Planning Commission Chairman McGuinness stated that councilmembers should update the trustee list in their respective wards.

Councilmember Hrabko stated that staff should be responsible for this.

Chairman Hurt stated that he thought the City Clerk was responsible for this.

Mayor Leonard stated that the City Clerk is responsible for this, and, in fact, calls trustees to update the list periodically.

Chairman Hurt stated he felt that it was a good idea to increase the notification area. On Schoettler Road, residents may be affected by any proposed development within one (1) mile.

Councilmember Hrabko made a motion to send public hearing notices to all trustees within a one (1) mile radius of a rezoning or special procedure petition. The motion was seconded by Chairman Hurt.

Councilmember Levinson stated that the people who drive by the site are the ones who should be notified. If you extend the public notice mailing to one (1) mile, you will find people who don't like the proposal.

Senior Planner Griggs-McElhanon requested clarification concerning notification being increased to a one (1) mile radius when the notification area is outside the City of Chesterfield.

Councilmember Hrabko clarified the motion to state notification to all trustees within a one (1) mile radius of a rezoning or special procedure for subdivisions located within the City of Chesterfield. Chairman Hurt agreed with the amendment to the motion **and the motion was approved by a vote of 2 to 1, with Councilmember Levinson voting no.**

Councilmember Hrabko requested staff prepare an explanation of this new policy to be included in the next Chesterfield newsletter with a request for updated trustee lists from all subdivisions. A draft of the article is to be forwarded to the Planning and Zoning Committee and Planning Commission Chairman McGuinness.

Councilmember Hrabko directed staff to include a cover memo with the public hearing notices the first time they go out to trustees within a one (1) mile radius of the petition to advise them of the new policy.

Based on this additional information, Councilmember Levinson changed his vote to yes, and **the motion was approved by a vote of 3 to 0.**

Planning Commission Chairman McGuinness wanted to know if they wanted to expand the 200 foot notification.

Councilmember Hrabko made a motion that the 200 foot notification be expanded to 1000 feet were there are no subdivisions with trustees within a one (1) mile radius. In this case, the notice is to be sent to all property owners within 1000 feet within the City of Chesterfield. The motion was seconded by Chairman Hurt.

Senior Planner Griggs-McElhanon clarified what the notification process entailed.

Staff was directed to begin notifying the trustees within a 1 mile radius for petitions received on or after May 1 and to come back to the Committee on the 1000 foot notification (cost, time involved, ...).

ADD ON #1

Senior Planner Griggs-McElhanon summarized the action at the Council meeting on April 18, 1994, and the issue of "off-site directional non-advertising signs" being forwarded by to the Planning and Zoning Committee for discussion and action.

Chairman Hurt asked if the issue was the number of signs allowed off-site for institutional uses and inquired whether institutional uses are currently allowed only one (1) off-site sign.

Planner II Hanke explained the current regulations pertaining to churches located in the City of Chesterfield, which are allowed two (2) off-site signs, maximum size six (6) square feet each.

Councilmember Levinson stated that there needs to be uniformity in these signs, including material, which could be sandblasted wood signs.

Planner II Hanke stated that the intent of the Planning Commission recommendation relative to institutional signs was that they will be uniform traffic control devices, metal signs located in the right-of-way.

Councilmember Levinson stated that the signs should be sandblasted wood of same color, located off-site for institutional or commercial uses and should be approved by the City Council.

Councilmember Hrabko inquired why the signs shouldn't just be approved by the Planning Commission.

Councilmember Levinson stated that signs located in his ward he wants to approve.

Councilmember Hrabko stated that he as a policy maker he believes it inappropriate to review the sign proposals.

Chairman Hurt stated his desire for monument signs, not metal posts. He stated that he is accustomed to seeing the green and white signs and that is what he looks for.

Councilmember Hrabko stated that these signs should be standard directional signs and should look like street signs.

Councilmember Levinson stated that the signs should be nicer and he doesn't intend to give carte blanche approval.

Chairman Hurt inquired what uses would be considered institutional.

Planner II Hanke stated that a definition of institutional uses these regulations would apply to would have to be formulated.

Councilmember Hrabko stated that he wants to see a definition and asked staff to formulate a definition of institutional uses.

Councilmember Hrabko commented that the commercial, business off-site signs were not appropriate in the right-of-way.

Planner II Hanke stated that that type of sign is considered an advertising sign, which is covered by Attachment A, approved by Council on Monday, April 18, 1994.

Councilmember Levinson stated that we need a new definition.

Planning Commission Chairman McGuinness stated that a case can be made for off-site directional non-advertising signs.

Chairman Hurt stated that the Committee should refer the private signs (commercial) back to the Planning Commission for recommendation.

Planning Commission Chairman McGuinness stated that she will refer the issue to the Ordinance Review Committee.

Chairman Hurt requested that Planning Director Duepner be advised not to add items to the agenda after the agenda is finalized.

SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON APRIL 11, 1994.

- A. Sugarwood Trail, Plat 1; "NU" Non-Urban District Subdivision Record Plat; east side of Schoettler Road at Sugarwood Trail Drive.

Note: This item will have been acted upon by City Council at its April 18, 1994 Meeting.

- B. P.Z. 22, 24, 25 and 26-92 Chesterfield Village, Inc., Jones Custom Homes and Mayer Homes, Inc. (Chesterfield Farms/Chesterfield Farms Estates); Planned Environment Unit (PEU) in the "R-2" 15,000 Square Foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 Square Foot Residence District, and "R-6" 4,500 Square Foot Residence District Site Development Section Plan (Recreation Facility); north side of Wild Horse Creek Road, west of Santa Maria Drive.

The next meeting of the Planning and Zoning Committee will be on **Wednesday, May 4, 1994, at 5:30 p.m.**

The meeting adjourned at 6:40 p.m.

P&Z4-20.MIN