

**SUMMARY**  
**PLANNING AND ZONING COMMITTEE MEETING**  
**APRIL 20, 1995**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:37 p.m., on Thursday, April 20, 1995, in the City Council Conference Room. In attendance were Chairman Ed Levinson (Ward II); Councilmember Barry Flachsbart (Ward I); Councilmember Dan Hurt (Ward III); and Councilmember Mike Cullen (Ward IV). Also in attendance were Barbara McGuinness, Chairman - City of Chesterfield Planning Commission; Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

**ADD-ON #1**

A motion was made by Councilmember Cullen and seconded by Councilmember Flachsbart for Councilmember Dan Hurt to serve as Vice-Chairman of the Committee. The motion was approved by a vote of 4 to 0.

**ITEM I.**

Approval of summary of Planning and Zoning Committee meeting of March 30, 1995.

A motion for approval was made by Councilmember Hurt and seconded by Councilmember Cullen. The meeting summary was approved by a vote of 4 to 0.

There was discussion on the procedure for handling petitions/presentations before the Committee. Chairman Levinson stated it is his intention that the Department present the petition noting Planning Commission action; the petitioner, if present, would present their proposal; and then any other persons in attendance would address the Committee on relevant items. Councilmembers Flachsbart and Cullen expressed reservations about the proposed procedure, but indicated they would be willing to see how it worked out.

**ITEM II**

**P.Z. 6-95 Kelly Residential Group (Wildhorse Springs Plat 2); "NU" Non-Urban District and "FP-NU" Flood Plain Non-Urban District to "R-1A" 22,000 square foot Residence District, "R-2" 15,000 square foot Residence District, and "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District; north side of Wild Horse Creek Road (State Highway CC), northern terminus of Wilson Road.**

AND

ITEM III.

P.Z. 7-95 Kelly Residential Group (Wildhorse Springs Plat 2); Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 square foot Residence District, "R-2" 15,000 square foot Residence District, and "FPR-2" Flood Plain "R-2" 15,000 square foot Residence District and an amended Conditional Use Permit (C.U.P. #11 - P.Z. 8-92 John A. and Laverne Reuther -Cybertel); north side of Wild Horse Creek Road (State Highway CC), northern terminus of Wilson Road.

Director Duepner introduced the petition, noting Planning Commission recommendation.

Mr. Jim Zavradins addressed the Committee on behalf of the petitioner, presenting the proposal.

Ms. Linda Mallen, resident of Wildhorse Springs Plat 1, addressed the Committee relative to concerns on traffic and requested a separate construction access.

Mr. Zavradins responded relative to the potential for access from Wild Horse Creek Road.

Director Duepner noted the Missouri Highway and Transportation Department and the City Department of Public recommendations on Wild Horse Creek Road access.

Councilmember Cullen cited safety and cleaning of streets as matters of concern.

Mr. Zavradins addressed the Committee requesting a variation in the setback for the existing Cybertel tower. He was uncertain, at this time, whether the setback would be a problem. It was the opinion of the Committee that, if a problem arose, the matter would be more appropriately addressed by the Board of Adjustment.

A motion was made by Councilmember Cullen for approval of P.Z. 6-95, subject to appropriate traffic control, cautionary signage, provision of a no-through street sign, and traffic control by the Police Department, and maintaining of clean streets. The motion was seconded by Councilmember Hurt. The motion was approved by a vote of 4 to 0.

**Note:** A bill relative to this matter will be needed for the May 1, 1995 City Council Meeting.

A motion was made by Councilmember Cullen for approval of P.Z. 7-95, subject to appropriate traffic control, cautionary signage, and traffic control by the Police Department, and maintaining of clean streets. The motion was seconded by Councilmember Hurt. The motion was approved by a vote of 4 to 0.

**Note:** A bill relative to this matter will be needed for the May 1, 1995 City Council Meeting.

ITEM IV.

P.Z. 8-95 Dr. Catherine A. Conway; Commercial Service Procedure (C.S.P.) in "NU" Non-Urban District; north side of Wild Horse Creek Road (State Highway CC), west of Wildhorse Parkway.

Director Duepner introduced the petition and recommendation of the Planning Commission.

Mr. John King, on behalf of the petitioner, addressed the Committee, noting the petitioner agreed with the recommendation of the Planning Commission.

Councilmember Cullen stated that he shared the concern of members of the Planning Commission relative to the width of the access drive.

Director Duepner noted the access drive width was recommended in view of the proposed use and also that, if approved, other medical, office or general office uses could utilize the site in the future.

There was also discussion relative to the requirement for a sidewalk adjoining Wild Horse Creek Road.

A motion was made for approval by Councilmember Cullen and seconded by Councilmember Flachsbart, subject to requiring a sixteen (16) foot access drive, with provision for a twenty-two (22) foot access drive at such time as a change in occupancy of the building, or a change in the business license. The motion was approved by a vote of 4 to 0.

**Note:** Two (2) bills relative to this matter will be needed for the May 1, 1995 City Council Meeting, one per the recommendation of the Planning Commission, and the other per the recommendation of the Planning and Zoning Committee.

ITEM VIII.

Memorandum from the Director of Planning regarding action of the Planning Commission relative to Signs and Home Day Care.

Director Duepner summarized the memorandum, noting action by the Planning Commission relative to recommendations on Signs and Home Day Care.

Ms. Joan Schmelig of the Chamber of Commerce addressed the Committee requesting that sign regulations not be overly restrictive, and any revisions await completion of the Lane Kendig review of the current ordinances.

Planning Commission Chairman Barbara McGuinness noted to the Committee that the Planning Commission serves only in a recommending role, and final action rests with the City Council.

Councilmember Hurt indicated he appreciates the recommendations of the Planning Commission. He suggested that petitioners be advised of current provisions for signs in the Zoning Ordinance.

Relative to the matter of Home Day Care, Chairman Levinson requested more information relative to this matter be presented by the Department at the next meeting of the Planning and Zoning Committee.

ADDENDUM TO VIII.

Councilmember Cullen noted that the City's Regulations relative to Home Day Care should not conflict with State law.

Chairman Levinson indicated he planned to serve as Liaison to the Planning Commission, if members of the Committee have issues of concern, that he be so advised prior to meetings.

ITEM IX.

Memorandum from the Director of Planning regarding revision of Zoning and Subdivision Regulations.

This item was held.

Councilmember Cullen left the meeting at this time.

ITEM XI.

Memorandum from the Director of Planning regarding renewal of Building Code Contract with St. Louis County Department of Public Works.

Chairman Levinson noted that he had recently spoken with representatives of the St. Louis County Department of Public Works who had indicated they were amenable to revisions in the contract with the City of Chesterfield. He advised the Committee that he anticipates meeting with representatives of the County and the Director of Planning in the next week.

ITEM XV.

**SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON MARCH 27, 1995 - TO BE RECEIVED AND FILED.**

- A. Riverscene Estates; "NU" Non-Urban District Large Lot Subdivision Record Plat; north of Wild Horse Creek Road at Old Wild Horse Creek Road and Fick Farm Road.

(Note: This item will have been acted upon by City Council on April 17, 1995.)

- B. P.Z. 22-89 Cinton Development, Inc. (Mansions at Spyglass Summit); Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 square foot Residence District and "R-3" 10,000 square foot Residence District Amended Site Development Plan; north side of Olive Boulevard at Westernmill.

- C. D.L. 2-49 Spirit of St. Louis Airport (Insituform - formerly Television Engineering Corp.); "M-3" Planned Industrial District Amended Site Development Plan, Landscape Plan and Architectural Elevations; east side of Goddard, north of Edison Avenue Extension.

ITEM XVI.

**SITE PLANS, BUILDING ELEVATIONS AND SIGNS REVIEWED BY THE PLANNING COMMISSION ON APRIL 10, 1995 - TO BE RECEIVED AND FILED.**

- A. P.C. 148-86 Chesterfield Village, Inc. (Parcel C-140); "C-8" Planned Commercial District Site Development Concept Plan; northwest corner of Chesterfield Airport Road and Chesterfield Parkway South.

B. River Valley Estates; "R-2" 15,000 square foot Residence District Subdivision Record Plat; east side of River Valley Drive at River Valley Court.

(Note: This item will be acted upon by City Council on May 1, 1995.)

C. Braefield Subdivision; Planned Environment Unit (PEU) in the "R-4" 7,500 square foot Residence District Re-Subdivision Plat of Lots 16, 17, 18 & 19; north side of Olive Boulevard, east of West Drive.

(Note: This item will have been acted upon by City Council on April 17, 1995.)

A motion was made by Councilmember Flachsbart and seconded by Councilmember Hurt that Items XV and XVI be received and filed. The motion was approved by a vote of 3 to 0.

Councilmember Cullen returned to the meeting at this time.

ITEM V.

P.C. 87-83 Sachs Properties (Hilltown Village Shopping Center); request for Parking Reduction in "C-8" Planned Commercial District; north side of Olive Boulevard, east of Chesterfield Parkway North.

Director Duepner presented the recommendation of the Planning Commission and referenced recent correspondence from Mr. Merl Wilson of Sachs Properties, requesting a fifteen percent (15%) reduction. Director Duepner noted the Department had reviewed Mr. Wilson's request, and recommends that a fifteen percent (15%) reduction be granted.

A motion was made by Councilmember Cullen and seconded by Councilmember Hurt for approval of a fifteen percent (15%) parking reduction. The motion was approved by a vote of 4 to 0.

Note: Two (2) bills relative to this matter will be needed for the May 1, 1995 City Council Meeting; one per the recommendation of the Planning Commission, and the other per the recommendation of the Planning and Zoning Committee.

ITEM VI.

Report of City of Chesterfield Planning Commission regarding amending of Planned Environment Unit Ordinance No. 752, Chesterfield Farms (P.Z. 22, 24, 25 & 26-92).

Director Duepner presented the recommendation of the Planning Commission for approval.

A motion was made by Councilmember Flachsbart and seconded by Councilmember Cullen for approval. The motion was approved by a vote of 4 to 0.

**Note: A bill relative to this matter will be needed for the May 1, 1995 City Council Meeting.**

ITEM VII.

Memorandum from Michael G. Herring, City Administrator, regarding Political Signs.

After a brief discussion, it was decided by the Committee to hold this item for the next Committee meeting.

At this point, Chairman Levinson indicated his belief that non-controversial items should be forwarded directly to the Council, bypassing the Committee. It is also his belief that the Committee should be more proactive in planning issues.

There was discussion relative to preparation of area plans, particularly relative to the Old Town Chesterfield Area.

Councilmember Cullen noted that the "Office Campus Study," which was part of the West Area Study, should be forwarded to the CCDC, with the request that they seek to market the area.

Relative to further area studies, Director Duepner noted that any such undertaking would require additional funds and staffing.

The Committee directed that the Department of Planning draft a letter to the Planning Commission, the CCDC, and the Historical Commission on the process to approach for a Historic District designation or study for the Old Town Chesterfield Area. The Department was also requested to respond to the Committee on ways to expedite the Committee's process.

Councilmember Flachsbart left the meeting at this time.

ITEM XII. Memorandum from the Director of Planning regarding obtaining an Aerial Photograph.

Councilmember Cullen suggested that staff also contact Mr. Mark Meisinger of Executive Beechcraft relative to an aerial photograph.

This item was held by the Committee.

ITEM X. Memorandum from the Director of Planning requesting authorization for destruction of files.

Question was raised relative to the age of the files.

Director Duepner noted that all the files had been microfilmed, and permanent records were available.

A motion was made by Councilmember Hurt and seconded by Councilmember Cullen that all files, except those pertaining to Levinson Homes, be destroyed. The motion was approved by a vote of 3 to 0.

A motion was made by Councilmember Hurt and seconded by Councilmember Cullen that the files for Levinson Homes be destroyed. The motion was approved by a vote of 2 to 0 to 1, with Chairman Levinson abstaining.

**Note:** Two (2) resolutions relative to this item will be needed for the May 1, 1995 City Council Meeting.

ITEM XIII. Memorandum from the Director of Planning regarding Subdivision Improvements.

Councilmember Cullen inquired whether the Staff was comfortable with the dollar amount that would be established.

Director Duepner indicated it the amount had been jointly determined with the Department of Public Works.

A motion was made by Councilmember Hurt and seconded by Councilmember Cullen to receive and file. The motion was approved by a vote of 3 to 0.



**ITEM XIV.**

**P.Z. 11-93 City of Chesterfield Planning Commission regarding amendment of Sign Regulations - City Council Bill 958 - amendment of Sign Regulations concerning Menu Boards for Fast Food Restaurants.**

Councilmember Hurt indicated that it is his desire that plans for the McDonald's at Clarkson Square be resolved before this matter is brought up for action.

**This item was held by the Committee.**

The next meeting of the Planning and Zoning Committee is Thursday, May 4, 1995, at 5:30 p.m., in the City Council Conference Room.

A motion to adjourn was made by Councilmember Hurt, seconded by Councilmember Cullen and approved by a vote of 3 to 0.

**The meeting adjourned at 7:40 p.m.**

[PZC-SUM.420]

[REVISED]

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(Note: This item will have been acted upon by City Council on April 17, 1995.)

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- C. **D.L. 2-49 Spirit of St. Louis Airport (Insituform - formerly Television Engineering Corp.)**; "M-3" Planned Industrial District Amended Site Development Plan, Landscape Plan and Architectural Elevations; east side of Goddard, north of Edison Avenue Extension.

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**This item was held by the Committee.**

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**A motion to adjourn was made by Councilmember Hurt, seconded by Councilmember Cullen and approved by a vote of 3 to 0.**

**The meeting adjourned at 7:40 p.m.**

[PZC-SUM.420]