

SUMMARY
PLANNING AND ZONING COMMITTEE MEETING
APRIL 21, 1993

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, April 21, 1993, at 5:45 p.m., in the City Council Conference Room. In attendance were Chair Susan Clarke (Ward II); Councilmember Nancy Greenwood (Ward I); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance were Mayor Jack Leonard; Councilmember Ed Levinson (Ward II); Jerry Duepner, Director of Planning; and Laura Griggs-McElhanon, Senior Planner.

ITEM I. Memorandum from the City Administrator concerning Wild Horse Creek Road.

Director Duepner summarized the memorandum from the City Administrator concerning Wild Horse Creek Road.

The memorandum was **received and filed** by the Committee.

There was some discussion by the Committee relative to the physical condition of Wild Horse Creek Road.

ITEM II. Memorandum from the City Administrator concerning area study - Western Chesterfield.

Director Duepner summarized the memorandum from the City Administrator, noting the request from the Planning Commission for a study of the western area of the City. As indicated in his memorandum, the City Administrator is of the opinion that the "Urban Core" area should be considered for a special study. Director Duepner also summarized the scope of such a study.

Councilmember Hrabko noted concerns of the residents in the western area of the City and the current pressures for development in that area. He thought it appropriate that some guidelines be set for development in the area. He had no objection to a study of the Urban Core, but was of the opinion that the needs were greater, at this time, in the western area. Councilmember Hrabko also indicated no need for a consultant, and that the study could be conducted in a format similar to those performed by St. Louis County utilizing residents and others with various areas of expertise. One item the study should review is a zoning district with larger lot size requirements, such as five (5) acres.

There was discussion by the Committee as to whether the study should focus on the area within the City or areas outside the City.

There was considerable discussion by the Committee relative to undertaking an Urban Core Study at the same time as a Western Area Study.

Director Duepner noted that if the Committee was looking for staff to perform these studies, that with current work load, one study alone would be difficult.

A motion was made by Councilmember Hrabko to instruct the Planning Commission to proceed with the west area study, formulation of area boundaries, and a proposal for a group to perform the study. This should be brought back to the Committee for review and concurrence. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

ITEM III. Memorandum from the Director of Planning to the City Administrator concerning Western Annexation.

Director Duepner summarized the memorandum from the City Administrator concerning the Western Annexation. It was noted that the Boundary Commission was requesting the City amend its Plan of Intent for annexation by providing assurances relative to St. Louis County Roadway Trust Funds and the Highway Systems Plan.

There was considerable discussion by the Committee relative to this matter.

Councilmember Levinson noted that only a small portion of the Pond/Grover Trust Fund Area was within the City of Chesterfield. He further noted that there is a possibility that funds could be generated from the area within the City, but spent elsewhere.

There were questions raised by the Committee relative to what the requested assurances would commit the City to in the future. It was noted that the extension of Highway 109 is proposed, and there was concern relative to the endorsement of its location.

Councilmember Greenwood noted the cost factors indicated in the County Highway Department's report, that for the 8.06 miles of streets the County spends \$108,754.00. In addition, a question was raised whether the City will assume responsibility for bridge replacement, as noted in the Highway Department's correspondence.

It was the direction of the Committee that the City should send a letter to the Boundary Commission seeking clarification on these issues; and that the matter should then be brought back to the Committee for review.

ITEM IV. P.Z. 10-93 City of Chesterfield Planning Commission; a proposal to amend Sections 1003.181 Conditional Use Permits, 1003.193 Appeal and Protest Procedure for Special Procedures and 1003.300 Procedures for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance.

Director Duepner summarized the report of the Planning Commission on this matter.

There was discussion about the required vote for City Council action relative to Planning Commission recommendations. It was noted that the intent was to provide for the same process relative to Conditional Use Permits as is currently in place for rezoning and ordinance amendments.

Councilmember Hrabko requested the Staff prepare a simple guide to zoning process relative to the number of votes, or procedures, that would assist the Councilmembers in the future.

A motion was made by Councilmember Hrabko for approval of the recommendation of the Planning Commission with the revision to clarify the language, noting that in all other cases other than Planning Commission disapproval, a simple majority vote of City Council is necessary for action. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the May 3, 1993 City Council Meeting.

ITEM V. Correspondence from the City Attorney regarding demolition and repair of buildings.

This item was held at the direction of the Chair.

ITEM VI. Report of the Department of Planning regarding Vacation of Easement for Georgetown Estates, Lot 7.

Director Duepner summarized the report of the Planning Department concerning the Vacation of Easement.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood for approving the Vacation of Easement. The motion was approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the May 3, 1993 City Council Meeting.

ITEM VII. Report of the Department of Planning regarding Vacation of Easement for Lot 9, Mansions at Spyglass Summit Subdivision.

Director Duepner summarized the report of the Department of Planning regarding the Vacation of Easement.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood for approval of the Vacation of Easement. The motion was approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the May 3, 1993 City Council Meeting.

ITEM VIII. Site Plans, Building Elevations and Signs reviewed by Planning Commission on April 12, 1993.

- A. Wild Horse Heights; "NU" Non-Urban District, large lot Subdivision Record Plat; north side of Wild Horse Creek Road, east of the intersection of Eatherton Road and Wild Horse Creek Road

Note: Action on this item will have been taken by City Council at its meeting of April 19, 1993.

ADD ON #1

Director Duepner referred to Bill #758, introduced at the April 19, 1993 City Council Meeting. It was noted that there are provisions within the Zoning Ordinance addressing the total amount of outline area for political signs allowed, as well as the requirement for location on private property, and that they be moved seven (7) days after an election.

There was discussion by the Committee concerning location of signs within the right-of-way. It was noted that, in the past election, City staff spent a considerable amount of time removing signs within the right-of-way.

Director Duepner noted that signs are not currently allowed in the right-of-way by the State or the County Highway Departments, and that the City also currently removes nuisance signs (i.e., yard sales, other type signs) from right-of-way.

There was discussion that deletion of the current requirement from the Zoning Ordinance could lead to a proliferation of political signs throughout the City during the next election.

A motion was made by Councilmember Hurt and seconded by Councilmember Greenwood to request the Planning Commission review of the issue of political signage during their review of the Sign Regulation, which is currently underway. The motion was approved by a vote of 4 to 0.

ADD ON #2

Director Duepner summarized the current status relative to St. Louis County Boundary Commission. It was noted that the Missouri Supreme Court had rejected the request for reconsideration which had been filed by St. Louis County, as well as the amicus brief filed by the City of Chesterfield. In addition, he noted that the State Department of Revenue had stated that if the public hearing request relative to the Boundary Commission had been rejected, and the Department of Revenue would re-program for the distribution of Sales Tax. The City Attorney is currently reviewing this matter. Also the County Counselor's Office has advised the State Department of Revenue that, in their opinion, all annexations, other than the Hazelwood case, are still valid.

There was discussion among the Committee whether the City should begin the process to seek an election for annexation.

The Director of Planning was instructed to discuss this matter with the City Attorney, and that this matter should be discussed at the next City Council meeting.

ADD ON #3

Director Duepner summarized the results of the Board of Adjustment Meeting of April 15, 1993. It was noted that, in regard to B.A. 1-93 Steven Lander, a rear yard setback variance for property on Old Riverwoods Drive was granted. He also noted that Gerald Schwalbe was elected Chair for 1993, and Marilyn Ainsworth was elected Vice-Chair.

ADD ON #4

Director Duepner cited the summer schedule for the Committee, noting that there would be only one (1) meeting held in the months of May, June, July and August.

ADD ON #5

Selection of a Vice-Chair of the Planning and Zoning Committee.

A motion was made by Councilmember Hrabko and seconded by Councilmember Greenwood that Dan Hurt would be the Vice-Chair. The motion was approved by a vote of 4 to 0. Councilmember Dan Hurt will be the Vice-Chair of the Planning and Zoning Committee for 1993.

ADD ON #6 Chesterfield Valley Study Committee.

It was unanimously decided by the Committee that Councilmember Hrabko would serve as the liaison for the Planning and Zoning Committee to the Chesterfield Valley Study Committee.

The meeting adjourned at 6:55 p.m.

[PZC-SUM.421]