

HEARING MINUTES  
PLANNING/ECONOMIC DEVELOPMENT COMMITTEE

May 17, 1989

P.Z. 9-89 Sullivan Hayes Company

The hearing was held before the Planning/Economic Development Committee on May 17, 1989, at 7:00 p.m. in the City Council Chambers of the City of Cheaterfield. Committee members in attendance were Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Butz (Ward II); Councilmember Dan Hurt (Ward III). Also in attendance was Jerry Duerper, Director of the Department of Planning/Economic Development.

Speaking on behalf of the petitioner was Mr. Walter Lankin. Mr. Lankin summarized the petitioner's request and justification for the requested rezoning.

OTHER SPEAKERS

- Reverend Carleton Norton, 15370 Olive Boulevard, speaking in favor.
- Mr. Tom Hall, 35 Arrowhead, speaking in favor.
- Mr. Paul Rullo, #5 Braniff Court, speaking in favor.
- Ms. Ellen Alper, 14576 Appalachian Trail, speaking in favor.
- Mr. David Gardner, 22 Arrowhead Estates, speaking in favor.
- Mr. John Holthaus, 14562 Burnley Court, speaking in favor.
- Ms. Barbara Rullo, #5 Braniff Court, speaking in favor.
- Mr. Robert Brinkman, 1909 Berthoud Pass, Ballwin, MO., speaking in favor.
- Mr. Stewart Lindley, 15979 Meadow Oak Drive, speaking in favor.
- Mr. John Stobbe, 1227 Hidden Oak Road, speaking in opposition.
- Mr. Bud Gruchalla, #5 Fox Hunt Drive, speaking in opposition.
- Mr. Ted Jansen, #9 West Drive, speaking in opposition.

REBUTTAL

Mr. Lankin spoke in rebuttal of those persons speaking in opposition.

The Committee took P.Z. 9-89 Sullivan Hayes under advisement for consideration at their meeting on June 7, 1989.

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes - May 17, 1989

A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on May 17, 1989, at 5:30 p.m. in the Conference Room of the City Council Chambers. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Jade Bute (Ward II); Councilmember Betty Hathaway (Ward I); Councilmember Dan Hurt (Ward III); Jerry Duepner, Director of Planning/Economic Development, Anna Kleiner, Planning Specialist, Ed Levinson and Roxanne Radunzel of the Home Builders Association.

Item #1 - Mortuary as a Conditional Use Permit in Unincorporated St. Louis County. Presently, the St. Louis County Planning Commission is considering an amendment to the Zoning Ordinance of St. Louis County to allow a mortuary as a conditional use in a residential district. Currently, mortuaries are permitted only in commercial zoning districts. This matter was brought to the attention of the Committee due to concern about a potential request for a mortuary on the south side of Clayton Road, west of Baxter Road. The Committee directed the Department of Planning/Economic Development to monitor the progress of the proposed amendment.

Item #2 - Eastward Annexation by the City of Chesterfield. The Committee discussed the previously approved resolution by the City Council proposing annexation of an area east of the current City Limits. In view of the recent passage of a boundary commission bill by the Missouri Legislature, the Committee moved to table this item and directed the Department staff to refer the matter to the City Attorney for interpretation relative to the new statute.

Item #3 - P.C. 245-87 Desco Investment; "C-8" District request for extension of time for Site Development Plan; north side of North Outer Forty, south side of Conway Road. A request by the petitioner to extend the time for submittal of a site development plan was approved by the Planning Commission by a vote of 9 to 0. A motion was made by Councilmember Hathaway to accept the Commission report, that the matter be received and filed by the City Council. Councilmember Bute seconded the motion, and the motion was approved by a vote of 3 to 0. (Councilmember Hurt did not vote on this matter due to his late arrival.)

Note: This matter should be received and filed by the City Council at its June 5th meeting.

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Item #4 - Correspondence from the City Attorney relative to political signs. The matter was discussed prior to the arrival of Councilmember Hurt. The City Attorney had submitted to the Committee a suggested wording for a City Ordinance that would regulate the time period in which political signs may be erected. A motion was made by Councilmember Bute to refer the proposed Bill to the City Council with deletion of the word "number" in the introduction. The motion was seconded by Councilmember Hathaway, and the motion passed by a vote of 3 to 0.

Councilmember Dan Hurt arrived at this time.

Upon arrival of Councilmember Hurt, this matter was discussed further. Councilmember Hurt expressed concern about the time limit that signs could be allowed, and was of the opinion that time should be of a minimum of fifteen (15) days. Councilmember Hurt moved to bring the matter back up for discussion. The motion failed for a lack of a second.

Note: A bill relative to this matter should be submitted to the City Council at its meeting on June 5th.

Item #5 - Subdivision information and direction signs. This item had been on the Committee Agenda from a prior meeting. In attendance to discuss this matter were Ed Levinson and Roxanne Radunzel of the Home Builders Association. They presented a proposal for standardized subdivision direction signs at street intersections in the City of Chesterfield, along with a proposed subdivision direction sign application. The subject signs would be no greater than 32 square feet in outline area, and have dimensions of 4' x 8', which would include decorative molding. In addition, the signs would be painted white or coated with a clear sealer, and contain the printed message of the name of the subdivision, the name of the developer, the developer's logo, and a directional arrow with written directions. In addition, the Home Builders presented two options: 1) a rectangular 4' x 8' sign; and 2) a 4' x 8' sign with a peaked roof. The committee members expressed a preference for the sign containing the peaked roof. The Director of Planning/Economic Development noted that currently sign regulations of the City of Chesterfield Zoning Ordinance permit only a 16 square foot subdivision direction sign located at intersections. In addition, the outline area of a sign would include, not only the area upon which the message was contained, but also the frame and the peak roof. Thus, the proposed sign presented by the Home Builders Association would be calculated as greater than 32 square feet. A motion was made by Councilmember Hathaway to recommend to the Planning Commission consideration of amendment to the Sign Regulations of the City of Chesterfield, establishing a standard for subdivision direction signs at intersections, to allow a maximum 32 square foot sign with peaked roof, and that the Department of Planning/Economic Development revise the sign application form relative to subdivision direction signs. Councilmember Bute seconded and the motion passed by a vote of 4 to 0.

Item #6 - School Information Signs. The Committee had been requested to consider amending the Sign Regulations of the City of Chesterfield relative to information signs for schools. Under current regulations, any school having frontage in excess of 250 feet along a roadway is permitted to have one (1) information sign, not to exceed fifty (50) square feet in outline area. The Committee was requested to consider allowing schools having more than 250 feet of frontage, but less than 500 feet of frontage, two (2) fifty (50) square foot information signs. This matter had been referred to the Committee at the request of Councilman Hartman, as a result of a request from Parkway West Jr. High School located along Baxter Road, for an additional information sign. Discussion by the Committee on this matter focused upon the merit of the proposal and the concern that amending the Ordinance for schools could result in similar requests for other institutions. Councilmember Hurt moved that the item be tabled and the Committee agreed.

Item #7 - P.C. 36-88 Barnes Continuing Care Corporation; "MXD" Ordinance Amendment request; south side of Olive Boulevard, west of Appalachian Trail. The Planning Commission had recommended by a vote of 5 to 4 approval of an amendment to the existing "MXD" Ordinance relative to the Barnes development, which would allow clerestory elements on the one level nursing care facility. Two of the clerestory elements would be 28.5 feet in height, one would be 32 feet, and the other 37.5 feet in height. A motion was made by Councilmember Bute to support the recommendation of the Planning Commission with the amendment to limit the maximum height of any clerestory element to 28.5 feet, and that indirect lighting within the clerestories be located below the window or glass line. Councilmember Hathaway seconded the motion, and the motion was approved by a vote of 4 to 0.

Note: A bill concerning this matter will be needed for the June 5th Council Meeting.

Item #8 - P.Z. 6-89 Chesterfield Development Corporation; request for rezoning from "NU" Non-Urban District to "C-8" Planned Commercial District; southwest quadrant of Olive Boulevard and White Road. Councilmember Hrabko noted that in view of no new information being presented to the Committee at the Hearing on this matter on May 3rd, and the potential of legal action as indicated by the petitioner's attorney at that Hearing, that the matter should be referred to the City Council with no recommendation. He also noted that the Council should meet in executive session with legal counsel, as suggested by the petitioner's attorney. Councilmember Hurt so moved. The motion was seconded by Councilmember Bute, and the motion passed by a vote of 4 to 0.

Note: The report of the Planning Commission relative to this matter should be received and filed by the City Council at its meeting on June 5th.

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Item #9 - Correspondence from the City Attorney regarding abstentions in voting. This correspondence was received and filed by the Committee.

Item #10 - Site Plans, Building Elevations, Signs reviewed by the Planning Commission at May 8, 1989 Meeting.

- A. P.C. 22-88 Hennemeyer Co., Inc. (Drew Station); "C-8" District Site Development Plan and Building Elevations; east side of Clarkson Road, north of Baxter Road.
- B. Drew Station; Minor Subdivision Plat; east side of Clarkson Road, north of Baxter Road.
- C. Hilltown Center; "C-8" District Amended Site Development Plan and Minor Subdivision Plat; north side of Olive Boulevard, east of Chesterfield Village Parkway.

Relative to the Minor Subdivision Plat, a motion was made by Councilmember Bute to support the Planning Commission recommendation for approval. The motion was seconded by Councilmember Hathaway, and the motion passed by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the City Council Meeting on June 5th.

- D. P.C. 86-80 Murphy Company Mechanical Contracting and Engineering (Spirit 40 Park Lot 5); "M-3" Site Development Plan and Building Elevations; north side of Spirit Court, south of I-64/U.S. Highway 40.

Item #11 - P.C. 13 and 14-89 R. J. Barry Construction Company; "NU" to "R-2" and "PEU" in "R-2"; north side of Clayton Road, west of Schoettler Road. Councilmember Hurt updated the members of the Committee relative to this matter, in particular concerning storm water problems in the area and the need to address these upon review of a site development plan.

Item #12 - Update on Comprehensive Plan. Jerry Duepner, Director of Planning/Economic Development provided an update to the members of the Committee on the Comprehensive Plan, noting the upcoming public workshops scheduled for May 31, June 1, June 7, and June 14, 1989, in the City Council Chambers. Members of the Committee were urged to attend, as this will be an opportunity for members of the Community Advisory Group to note concerns and identify roles and policies for the City.

The meeting was adjourned at 6:55 p.m.