

Planning and Economic Development Committee
Meeting Summary
May 22, 1991

A meeting of the Planning/Economic Development Committee of the Chesterfield City Council was held on May 22, 1991, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Butz (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV). Also in attendance was Jerry Duepner, Director of Planning/Economic Development.

ITEM I.

P.C. 20-88 Thomas C. Walker; a request for amendment of "C-8" and "FPC-8" Flood Plain Commercial District Ordinance; north side of North Outer 40, east of Long Road.

Director Duepner presented the recommendation of the Planning Commission for approval of amending the "C-8" Planned Commercial District Ordinance to allow outdoor storage with effective screening.

Members of the Committee expressed concern about the need for screening of outdoor storage areas.

Director Duepner pointed out that the recommendation of the Planning Commission calls for outdoor storage areas to be completely screened from adjacent properties and Highway 40/81, by a means of a berm, fence, wall or similar device, as approved by the Planning Commission on the site development plan.

Committee Members expressed preference for a wall, as opposed to a fence or some type of landscaping.

A motion was made by Councilmember Hrabko for approval of Planning Commission recommendation, with requirement of final review of the site development plan and screening of outdoor storage areas by the Planning and Economic Development Committee. The motion was seconded by Councilmember Butz, and approved by a vote of 4 to 0.

Note: A bill relative to this matter will be needed for the June 3, 1991 City Council Meeting.

ITEM II.

P.C. 192-87 Long Road Partnership; a request for an extension of time for submittal of "C-8" Planned Commercial District Site Development Plan; north side of Wild Horse Creek Road, east of Long Road.

Director Duepner presented the report of the Planning Commission noting that no action was necessary by the Committee on this item.

Chairman Hathaway noted the matter was received and filed by the Committee.

ITEM III.

P.C. 129-86 Greenberg Development; a request for an extension of time for submittal of "C-8" Planned Commercial District Site Development Concept Plan; north side of Chesterfield Airport Road, west of Chesterfield Parkway South.

Director Duepner presented the report of the Planning Commission noting that no action was necessary by the Committee on this item.

Chairman Hathaway noted the matter was received and filed by the Committee.

ITEM IV.

Correspondence from Director of Planning/Economic Development concerning May 16, 1991 Board of Adjustment Meeting.

Director Duepner presented a summary of the Board of Adjustment actions from its meeting of May 16th.

No action was necessary on this item by the Committee, and Chairman Hathaway directed the matter be received and filed.

ITEM V.

Site Plans, Building Elevations and Signs reviewed by Planning Commission at the May 13, 1991 Meeting

A. P.Z. 3-90 Dean Frankiewicz (Chesterfield Valley Golf Center); CUP in "FPNU" Flood Plain Non-Urban District Site Development Plan and Architectural Elevations; north side of North Outer Forty, east of Boones Crossing.

Councilmember Hrabko inquired about approval of the site development plan and action on the architectural elevations.

B. P.Z. 13-90 Maurice L. Hirsch, Jr.; CUP in "NU" Non-Urban District Landscape Plan and Architectural Elevations; north side of Wild Horse Creek Road, approximately 1000 feet east of Chesterfield Oaks Drive.

Councilmember Hrabko inquired relative to Commission action on this matter relative to landscaping and architectural elevations.

C. P.C. 5-91 Miceli Realty Company (Thomas White Estates); "PEU" in "R1-A" 22,000 square foot Residence District Site Development Plan and Architectural Elevations; west side of Schoettler Road, north of Clayton Road.

Councilmember Hurt inquired relative to approval of site development plan and provision of sidewalks, lighting and emergency access.

D. P.Z. 26-89 Capital-Midland Properties (Chesterfield Crossing); "C-8" Planned Commercial District Wall Sign; west side of Clarkson Road, north of Lea Oak Drive.

E. P.Z. 14-90 Storage Masters, Inc.; "M-3" Planned Industrial District Amended Site Development Plan and Architectural Elevations; north side of Old Olive Street Road, east of Chesterfield Airport Road.

Councilmember Hrabko inquired relative to Commission action on this matter concerning outdoor storage.

F. D.L. 2-49 Spirit of St. Louis Airport (ABM Office Supply); "M-3" Planned Industrial District Site Development Plan; east side of Spirit of St. Louis Industrial Boulevard, south of Chesterfield Airport Road.

G. Fienup Farm, Inc.; "NU" Non-Urban District Site Plan and Architectural Elevations; north side of Wild Horse Creek Road, west of Chesterfield Estates Drive.

ADD ON #1

Memorandum from Director of Planning/Economic Development concerning the Eastern Annexation.

Director Duepner summarized recent action by the St. Louis County Boundary Commission on this matter. He noted that no final action was taken by the Boundary Commission on this matter at its meeting of May 22, 1991. It is anticipated that action may be taken by the Commission at a meeting on May 28, 1991.

ADD ON #2

Correspondence from City Attorney relative to River Bend Estates Right-of-Way.

Chairman Hathaway provided further explanation relative to this matter.

The Committee received and filed the opinion of the City Attorney relative to this matter.

ADD ON #3

Correspondence from the Director of Aviation of St. Louis County.

Director Duepner summarized the correspondence noting that the Director of Aviation had requested participation of the Director of Planning/Economic Development on the Airport Master Plan Advisory Committee.

Councilmember Hathaway indicated that it may be more appropriate for the Director to serve as an Ex-Officio Member, and to attend meetings in a technical capacity.

A motion was made by Councilmember Bute that the Director of Planning attend meetings and serve as an Ex-Officio Member of the Committee. The motion was seconded by Councilmember Hathaway and approved by a vote of 3 to 0 to 1, with Councilmember Hrabko abstaining.

Note: Councilmember Hurt expressed desire that the issue of street lighting along Chesterfield Airport Road and U.S. Highway 40/I-64 be considered in any study being conducted in the Valley area.

ADD ON #4

Memorandum from the Director of Planning/Economic Development concerning Summer Meeting Schedule of the Planning and Economic Development Committee.

Director Duepner noted that the City Council had determined it would meet only once during the months of July, August and September. He also noted that the Planning Commission, to date, had not established a special summer schedule.

Upon discussion, it was determined that the Planning and Economic Development Committee will meet on the Wednesdays following City Council Meetings in July, August and September. This means that Planning and Economic Development Committee Meetings will be held July 17, August 21, and September 18.

The meeting adjourned at 6:21 p.m.

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