PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
Council Chambers
May 23, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the City Council of Chesterfield was held on May 23, 1990, at 5:35 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); and Mayor Jack Leonard. (Councilmember Dan Hurt, Ward III, arrived later.) Also in attendance were Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Chief Chip Biele, David Nichols, and Roger Herin of the Chesterfield Fire Protection District, and Richard Belding.

ITEM #1 Hog Hollow Office Center; Minor Subdivision Plat; south side of Olive Boulevard, approximately 500 feet east of Hog Hollow Road.

This item was received and filed by the Planning and Economic Development Committee, as it was acted on by the City Council at its meeting on May 21, 1990.

ITEM #2 Correspondence from the Director of Planning/Economic Development concerning Tournour property at 14479 Conway Road.

Director Duepner summarized the correspondence concerning the Tournour property.

This item was presented for information, and was received and filed by the Committee.

ITEM #3 Correspondence from the City Attorney and the Director of Planning/Economic Development concerning Houlihan property at 17446 Wild Horse Creek Road.

Director Duepner summarized the correspondence.

The Committee was in agreement with the proposed interpretation of the ordinance and received and filed the correspondence.

ITEM #4 Site Plans, Building Elevations and Signs reviewed by the Planning Commission at its May 14, 1990 Meeting.

A. P.Z. 1-90 Long Road Realty Venture, Inc.; "C-8" District Landscape Plan; west side of Long Road, approximately 200 feet south of Chesterfield Airport Road.

B. P.C. 22-88 Charles Hennemeyer, Inc. (Drew Station); a request for "C-8" District Business Sign; east side of Clarkson Road, north of Baxter Road.

These items were received and filed by the Committee.

ITEM #5 City Ordinance concerning Political Signs.

Director Duepner summarized the City Ordinance relative to political signs contained in the Zoning Ordinance of the City of Chesterfield, and Ordinance No. 405.

There was discussion relative to the Political Sign Regulations. The Committee suggested that a review of the sign provisions of the Zoning Ordinance also consider political signs.

The Committee directed staff to contact other cities relative to their requirements for the time prior to an election at which signs may be erected, and to report back to the Committee on this item.

(At this time Councilmember Hurt arrived.)

ITEM #6 Resolution of the Chesterfield Fire Protection District.

Director Duepner summarized the Resolution of the Chesterfield Fire Protection District, and concerns raised relative to this Resolution by the Department of Planning/Economic Development.

Dave Nichols, of the Chesterfield Fire District, responded on behalf of the Fire District. He noted that only areas where no public water was available would be affected by the Resolution. The concern of the Fire District is the need for access of apparatus. Mr. Nichols also cited that within the Resolution that if a sprinkler system was provided in a structure, the additional setback requirements and access provisions would not apply.

Mayor Leonard inquired about the use of smaller vehicles with chemicals to fight fires in more rural areas.

Chief Biele noted that Fire Districts in areas where this has been tried had indicated that it had proven to be very effective. He also noted that the size of some structures in the western portions of the City are quite large, and requiring large apparatus to respond to a fire.

Mr. Nichols noted that this was not an attempt by the Fire District to revise Zoning or Subdivision Regulations of the City, but to address the Building Code. It is the intent of the Fire District to include items cited in the Resolution as an amendment to the revised Building Code that would be adopted at a later date by the Fire District. It was the opinion of the Fire District Board that they needed to address this issue at the present time, thus the Resolution.

Councilmember Hurt raised a question of whether this issue would become moot at some time in the future if the Non-Urban District is phased out.

Director Duepner noted that the Non-Urban District may not necessarily be phased out, and that as a result of the Comprehensive Plan there will be consideration of a District with lot sizes between three (3) and one (1) acre.

Director Duepner noted that concerns raised by the City focused upon confusion which could be created by requirements of the Fire District, and those of the City of Chesterfield. In addition, the City Attorney had expressed the opinion that the Fire District's Regulations could not supersede those of the City of Chesterfield.

Councilmember Hurt requested that the staff discuss this matter of the legal responsibility, and to respond back to the Committee on the matter.

Representatives of the Fire District noted that this matter would not again be discussed by the Fire District until their meeting of June 18, 1990.

ITEM #7 Correspondence from the City Attorney concerning the Chesterfield Board of Adjustment.

Director Duepner summarized the correspondence and the proposed ordinance which would establish guidelines for the Board of Adjustment. In addition, the City Attorney had suggested By-Laws for the Board of Adjustment.

A motion was made by Councilmember Bute to recommend approval of the proposed ordinance relative to the Board of Adjustment. The motion was seconded by Councilmember Hurt, and was approved by a vote of 3 to 0.

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #8 P.C. 39-78 Sachs Properties and Hazel C. Kraus (Parcel C-504); a request to amend "C-8" District Ordinance; north side of Roosevelt Parkway, west side of Schoettler Road.

Director Duepner summarized the recommendation of the Planning Commission to amend the "C-8" District Ordinance.

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

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #9 P.C. 30-80 Mason Cassilly, Inc. (Westland Place); a request to amend "C-8" District Ordinance; north side of North Outer Forty Road, west of Woods Mill Road.

Director Duepner summarized the recommendation of the Planning Commission for approval of an ordinance amendment relative to the number of parking spaces.

A motion to approve the Planning Commission recommendation was made by Councilmember Bute. The motion was seconded by Councilmember Hathaway, and approved by a vote of 3 to 0.

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #10 P.Z. 26-89 Midland Equities, Inc.; a request to amend "C-8" District Ordinance; west side of Clarkson Road, north of Lee Oak Drive.

Planning Specialist Kleiner summarized the recommendation of the Planning Commission for approval of the ordinance amendment.

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

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #11 P.C. 55-87 Sachs Properties; a request to amend "C-8" District Ordinance; northeast corner of Olive Boulevard and Chesterfield Village Parkway.

Director Duepner summarized the recommendation of the Planning Commission for approval of the ordinance amendment.

A motion to approve the Planning Commission recommendation was made by Councilmember Hurt. The motion was seconded by Councilmember Bute, and was approved by a vote of 3 to 0.

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #12 A report of the Department of Planning/Economic Development concerning Vacation Request for Fontaine Drive; west side of Clarkson Road, south of Chesterfield Village Parkway.

Planning Specialist Kleiner summarized the report of the Planning Department recommending approval of the Vacation.

A motion was made by Councilmember Bute to approve the Planning Department's recommendation. The motion was seconded by Councilmember Hurt, and approved by a vote of 3 to 0.

Note: An Ordinance relative to this matter will be needed for the June 4, 1990 City Council Meeting.

ITEM #13 Correspondence from the Chesterfield Chamber of Commerce concerning advertising space for upcoming Chamber map.

This item was received and filed by the Committee and will be discussed at the next meeting.

ITEM #14 Membership on the Economic Development Council.

Councilmember Hathaway questioned whether a new Council Liaison was needed for the Economic Development Committee. It was noted that this Committee was currently inactive, and may cease to exist pending the results of discussion between the City of Chesterfield and the Chamber of Commerce.

This item was tabled.

The meeting adjourned at 6:50 p.m.

[MIN5-23]