

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
City Council Conference Room
June 6, 1990

Minutes

A meeting of the Planning and Economic Development Committee of the City Council of Chesterfield was held on June 6, 1990, at 5:36 p.m., in the City Council Conference Room. In attendance were Chairman Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); and Mayor Jack Leonard. Also in attendance were Jerry Duespner, Director of Planning/Economic Development, and Anna Kleiner, Planning Specialist. Others in attendance were: Dale Klaus, 1355 Conway Oaks Drive; Jan McDonald, 1350 Conway Oaks Drive; Elaine Holzman, 1368 Conway Oaks Drive; Jean Rodey, 34 White Plains Drive; Lynne Johnson, 15125 Conway Road; Sid Kolton, 14441 White Pine Ridge Lane; Mark Teitelbaum, 900 Roosevelt Parkway, Suite 550; Richard Machamer, 233 Hi Point Drive; Dean Frankiewicz, 5250 Butler Hill Estates Drive; Todd Massa, 16114 North Outer Forty Drive; Mike Pearson, Journal Newspapers; Joanne Kraemer, 30 White Plains; Dave Nichols, Chesterfield Fire Protection District; Robert Coombs, 15059 Conway Road; Marcie Coombs, 15059 Conway Road; George Murray, 1330 Conway Oaks Drive; and Mary K. Brown, 15966 Quiet Oak Road.

ITEM #1 P.Z. 3-90 Dean R. Frankiewicz; a request for a "CUP" in "NU" and "FPNU" Districts; north side of North Outer Forty Road, east of Boones Crossing.

Planning Specialist Kleiner presented the decision for approval of the Planning Commission.

Councilmember Hrabko questioned the limitation of twenty-four (24) feet on the height of light standards, and suggested that a lighting study be prepared. He also questioned conditions relative to development within the flood way.

The petitioner, Mr. Frankiewicz, noted that a height of thirty (30) feet for the light standards would provide adequate lighting for patrons of the driving range, and that he would be willing to submit a lighting study. He also requested that a fence of thirty (30) feet in height be allowed in lieu of the ten (10) foot recommended by the Planning Commission.

Councilmember Hrabko noted that a fence of thirty (30) feet would be visible from Highway 40 across the levee.

A motion was made by Councilmember Hrabko to accept the Planning Commission decision with conditions that lighting height be twenty-five (25) feet, a lighting study be prepared and submitted, any development within the floodway be reviewed and approved by the Army Corps of Engineers, and that a higher fence be allowed on the site. The motion was seconded by Councilmember Bute.

Director Duepner noted that since the petition was a Conditional Use Permit, it did not require the passage of an ordinance by the City Council. In addition, it was his opinion that the only manner by which the Council could amend the conditions of the Planning Commission would be to exercise its power of review, which would entail referral back to the Planning Commission and a hearing before the Planning and Economic Development Committee.

Councilmember Hrabko noted that it was his intention to amend the Conditional Use Permit without Council exercising its power of review. He requested that the Department confer with the City Attorney to determine whether amendment could be accomplished without exercise of Council review.

The motion was amended to forward P.Z. 3-90 to the Council and that if, in the opinion of the City Attorney, amending is possible without exercising the power of review amendments as indicated in the motion would be included; otherwise P.Z. 3-90 would be forwarded to the Council for receipt and filing.

On a vote the motion was passed by a vote of 4 to 0.

Note: A Resolution concerning this matter may be needed for the June 18, 1990 City Council Meeting, pending the opinion of the City Attorney.

ITEM #2

P.Z. 4 and 5-90 Mark A. Tittelbaum/Gerald Kerr Homes Corporation; a request for a change of zoning from "NU" Non-Urban District to "R-2" 15,000 square foot Residence District with a Planned Environment Unit Procedure in the "R-2" Residence District; north side of Conway Road, east of Schoettler Road;

Planning Specialist Kleiner presented the Planning Commission's recommendation of approval.

Councilmember Hrabko cited the need of a connection of White Plains Drive, and inquired about the use of grass pavers as a means of emergency access.

Director Duepner summarized the review and concerns discussed by the Planning Commission relative to connection of White Plains Drive with the street in the proposed development.

Councilmember Bute expressed a desire for no connection of White Plains Drive.

Dave Nichols, Fire Marshall of Chesterfield Fire District, addressed the Committee on the concerns of the Fire District for connection of White Plains Drive.

Councilmember Hathaway questioned the impact of the closing of the engine house on Olive at White Plains Drive on response time.

Councilmember Hrabko inquired of the time for access to the area without the connection of White Plains Drive.

In response, Mr. Nichols stated the response time would be three (3) to five (5) minutes.

(At this point Mayor Leonard left the meeting).

Councilmember Hathaway noted the letter from the developer, which had been included in the Committee packet, citing concerns for 18,000 square foot lots on Conway Road, and requesting an escrow in lieu of sidewalks and grading along Conway Road.

Ms. Jan McDonald, resident of Conway Glen, spoke to the Committee on concerns relative to sinkholes on the site.

Mark Teitelbaum, representing the petitioner, responded to concerns raised about sinkholes.

In addition, Sid Kolton, a consultant for the developer, responded on the sinkhole issue, and also commented upon the use of paver blocks.

Ms. Lynne Johnson of 15125 Conway Road, an area resident, addressed the Committee on preservation of trees on the property, the size of lots, and the character of the subdivision development along Conway Road.

Ms. Jean Rodey, of White Plains Subdivision, addressed the Committee on the desire of the White Plains Subdivision for no connection of White Plains Drive.

A motion was made by Councilmember Bute to accept the Planning Commission recommendation, with additional conditions to ensure that geologic conditions are adequately addressed, to allow 18,000 square foot lots along Conway Road, to eliminate the requirement for a left turn lane, to require that road improvements on Conway Road be per St. Louis County Department of Highways and Traffic, and to allow for establishment of an escrow in lieu of sidewalk construction and grading along Conway Road. Councilmember Hathaway seconded the motion.

Councilmember Hrabko cited the need to address emergency access via White Plains Drive.

Councilmember Hathaway separated the motions for voting, to allow a vote on all issues except the question of access via White Plains Drive, and to allow a separate vote on the issue of the access.

On a vote on Councilmember Bute's motion, minus the Commission recommendation relative to no access via White Plains Drive, the vote was 4 to 0.

Regarding the issue of emergency access via White Plains Drive, the vote was 2 in favor and 2 opposed. Councilmembers Hurt and Hrabko voting in favor, Councilmembers Bute and Hathaway voting no. Thus, regarding the matter of access via White Plains Drive, there is no recommendation.

Note: An Ordinance relative to this matter is needed for the June 18, 1990 City Council Meeting.

ITEM #3 P.Z. 7 and 8-90 Woodcliffe Development Company; a request for a change of zoning from "NU" Non-Urban District to "R-3" 10,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-3" Residence District; south side of Wild Horse Creek Road, east of Wilson Road.

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

Councilmember Hrabko inquired relative to the requirement for access to the common ground area.

Director Duepner responded that access should be via a common ground strip, rather than an easement depicted across two (2) lots on the petitioner's plan.

Mr. Richard Machamer, of 233 Highpoint Drive, addressed the Committee concerning the density of the development and the precedent it would set for the area.

The Committee Members inquired relative to lot sizes within the development, and Director Duepner responded.

A motion was made by Councilmember Hrabko for approval of the Planning Commission recommendation, with the requirement that the stub street be provided if the stub street study indicated it was feasible.

Councilmember Hurt offered an amendment to establish a minimum lot size of 10,000 square feet.

Councilmember Hrabko did not accept the amendment.

Councilmember Hrabko's motion died for lack of a second.

A motion was made by Councilmember Hurt to recommend approval of the Planning Commission report, to require the stub street if the study indicated it feasible, and to establish a minimum lot size of 10,000 square feet. The motion was seconded by Councilmember Bute, and approved by a vote of 3 to 1, with Councilmember Hrabko voting no.

Note: An Ordinance is needed for this matter for the June 18, 1990 City Council Meeting.

ITEM #4 P.C. 22-88 Hennemeyer Company, Inc. (Draw Station); a request to amend "C-8" District Ordinance; east side of Clarkson Road, north of Baxter Road.

Director Duepner presented to the Committee a letter received from the petitioner, Mr. Charles Hennemeyer, requesting this matter be held.

In response to Mr. Hennemeyer's letter, this matter was held.

ITEM #5 Correspondence from the Chesterfield Chamber of Commerce concerning map of Chesterfield area.

Director Duepner noted that this item had been held at the prior meeting.

A motion was made by Councilmember Hathaway and seconded by Councilmember Hrabko to refer this matter to the Full Council. The motion was approved by a vote of 4 to 0.

ITEM #6 Correspondence from the City Attorney concerning Resolution of the Chesterfield Fire Protection District.

Director Duepner noted that, in contact with the City Attorney, it was noted that Mr. Beach had yet to hear from the attorney from the Fire District, and thus did not have a response on the legal question regarding the Fire District's Resolution.

The Committee, by a vote of 4 to 0, recommended that a letter be sent to the Fire District requesting they hold action on the Resolution at their meeting of June 18, 1990, until such time as the attorney for the City and the attorney for the Fire District can meet and discuss the legal issues.

ITEM #7 P.C. 37-82 Dean and Onie Boulware (Royal Oak Ranch); "CUP" in "NU" District Boundary Adjustment Plat; north side of Wild Horse Creek Road, east of Batherton Road.

This item was received and filed, as it was acted upon by the Council at its June 4, 1990 Meeting.

ITEM #8 Conway Ridge Subdivision; "R-2" 15,000 square foot Residence District Boundary Adjustment Plat; White Road and Rainy Lake Drive.

This item was received and filed, as it was acted upon by the Council at its June 4, 1990 Meeting.

ITEM #9 Correspondence from the Director of Planning/Economic Development concerning Course Reimbursement for Planning Commissioner.

Director Duepner noted that, per the instructions of the City Administrator, this matter was referred to the Committee for consideration. A member of the Planning Commission had expressed a desire to enroll in a class at the University of Missouri-St. Louis in Conflict Management.

In discussion, the Committee Members by a vote of 3 to 1, with Councilmember Hurt voting no, were of the opinion that reimbursement for the course would not be appropriate, as it was not related to planning.

ITEM #10 Site Plans, Building Elevations and Signs reviewed and approved by the Planning Commission on May 30, 1990.

- A. P.C. 94-88 Borman Development Company (Kataton at Baxter Lane); PEU in "R-2" 15,000 square foot Residence District Site Development Plan; terminus of Baxter Lane, east of Baxter Road.

Councilmember Bute inquired whether the issue of maintenance during construction of Baxter Lane had been addressed.

Director Duepner noted that a maintenance agreement, signed by three (3) Trustees, had been submitted to the Department.

- B. John and Ruth Elzea; "NU" Non-Urban District Site Plan; north side of Wild Horse Creek Road, west of Wild Horse Ridge Road.

- C. P.Z.18-89 Charles Liebert (Westerly Place Subdivision); "R-1A" Residence District P.E.U. Site Development Plan and Architectural Elevations; west side of Schoettler Road, at Westerly Drive.

Councilmember Hurt inquired whether issues of concern by adjacent property owners were addressed.

Director Duepner responded that he believed that they had been.

All of these items were received and filed by the Committee.

ITEM #11 Amending of the Subdivision Ordinance concerning landscaping requirements.

Director Duepner reported that the Planning Commission, by a vote of 8 to 0, at its May 30 meeting, recommended that the Ordinance Review Committee of the Commission consider amending of the Subdivision Regulations to allow the planting of trees between the sidewalk and street pavement. This would be in lieu of the current requirement for trees to be planted behind the sidewalk.

This information was received and filed by the Committee.

ITEM #12 Memorandum from the Director of Planning concerning Chesterfield Valley.

Director Duepner noted that at its May 30 meeting, the Planning Commission voted 8 to 0 to recommend that a Master Plan for Valley Area, in keeping with the recommendations of the Comprehensive Plan, be initiated. It was noted that this would be just the initial stage for designation of boundary. Director Duepner noted that currently discussions are underway for an updated drainage study, which could be included with the Master Plan effort. In addition, Director Duepner noted that it may be necessary to retain an outside consultant for this work.

This matter was received and filed by the Committee.

The meeting adjourned at 7:44 p.m.

[MIN6-6]