

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes - June 7, 1989

A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on June 7, 1989, at 5:30 p.m. In attendance were Councilmember Richard Hrabko, Chairman (Ward IV); Councilmember Betty Hathaway (Ward I); Councilmember Jade Bute (Ward II). Councilmember Dan Hurt (Ward III) arrived while the meeting was in progress. Also in attendance were Jerry Duepner, Director of Planning/Economic Development and Anna Kleiner, Planning Specialist.

Item #1 - All Saints Lutheran Church; Boundary Adjustment Plat; northwest corner of Sycamore Drive and Kehrs Mill Road. Anna Kleiner of the Department of Planning/Economic Development presented the Planning Commission report recommending approval of the boundary adjustment plat for All Saints Lutheran Church. A motion was made by Councilmember Hathaway to recommend approval of the boundary adjustment plat. The motion was seconded by Councilmember Bute, and the motion was approved by a vote of 3-0.

Note: An ordinance relative to this item will be necessary for the June 19th City Council Meeting.

Item #2 - Sycamore Place; Record Plat and Escrow Agreement; east side of Sycamore, north of Kehrs Mill Road. Anna Kleiner presented the Planning Commission recommendation for approval of the record plat, and the Department of Planning/Economic Development recommendation for approval of the escrow agreement. A motion was made by Councilmember Bute for approval of the record plat and escrow agreement. The motion was seconded by Councilmember Hathaway, and the motion was approved by a vote of 3-0.

Note: An ordinance relative to this item will be necessary for the June 19th City Council Meeting.

Item #3 - Correspondence from Douglas R. Beach, City Attorney, regarding Forest Ridge Manor Subdivision (Forest Crest Drive). Jerry Duepner presented the correspondence from the City Attorney. The item was received and filed by the Committee.

Item #4 - An update of St. Louis County Highway 100/109 Area Study. Anna Kleiner presented to the Committee a summary of the Community Area Study presently being prepared by the St. Louis County Department of Planning, for the area identified as the Highway 100/109 area. The Committee received and filed the report.

Item #5 - Corporate Parkway; Boundary Adjustment Plat; north side of Chesterfield Airport Road, west of Chesterfield Village Parkway. Jerry Duepner, Director of Planning/Economic Development, discussed with the members of the Committee, a boundary adjustment plat which had been submitted to the Department of Planning/Economic Development for review. This boundary adjustment plat, identified as Corporate Parkway, will be submitted to the Planning Commission for review and consideration at their June 12, 1989 PCD

meeting. In order to assist and expedite the boundary adjustment plat review and approval, Mr. Duepner requested that the Planning and Economic Development Committee permit the plat to be submitted to the City Council for their June 19, 1989 meeting, if the plat is recommended for approval by the Commission at their June 12th meeting. A motion was made by Councilmember Bute to allow the boundary adjustment plat to be submitted to the Council at their June 19th meeting, pending approval by the Planning Commission. The motion was seconded by Councilmember Hathaway, and the motion was approved by a vote of 3-0.

Note: An ordinance relative to this matter will be necessary for the June 19th City Council Meeting.

(At this point in the meeting, Councilmember Dan Hurt arrived.)

Item #6 - Clarkson Centre Associates; "C-8" District Ordinance Amendment; east side of Clarkson Road, south of Clarkson Woods Drive. Jerry Duepner presented the Planning Commission report for recommendation of an ordinance amendment for Clarkson Centre to allow for two (2) restaurants. Councilmember Hurt questioned the Department relative to their recommendation on this matter. It was noted that the Department of Planning/Economic Development had recommended denial of the request. A motion was made by Councilmember Hurt for denial of the request. The motion was seconded by Councilmember Hathaway, and the vote was 2-2 (with Councilmembers Bute and Hrabko voting yes, and Councilmembers Hathaway and Hurt voting no). Thus, the Committee forwards no recommendation on this matter to the City Council.

Note: An ordinance relative to this matter will be necessary for the June 19th City Council Meeting.

Item #7 - P.Z. 9-89 Sullivan Hayes Company; "R-2" and "R-6A" District to "C-8" District; west side of Olive, between East and West Drive. Planning Director Duepner presented the Planning Commission report recommending approval of the requested rezoning from "R-2" and "R-6A" to "C-8" District. In addition, Director Duepner noted that the companion petition (P.Z. 8-89) requested rezoning from "R-6A" to "R-1" District, and had been recommended for approval by the Planning Commission. Councilmember Hrabko cited a recent letter received by the petitioner noting his desire that both P.Z. 8 and 9-89 be considered in tandem. Councilmember Hurt noted correspondence received by Councilmembers on this date from the petitioner, and that he had not had an opportunity to review the letter. A motion was made by Councilmember Hurt to table P.Z. 9-89 until the June 21st meeting of the Planning and Economic Development Committee. The motion was seconded by Councilmember Hathaway, and the vote on the motion was 3-1, with Councilmember Hrabko voting no.

Item #8 - Planning and Economic Development Policies. Jerry Duepner presented the policies which had been previously adopted by the Planning and Economic Development Committee. These policies related to such matters as the conducting of hearings before the Committee, notification of public hearing, and other items. The matter was received and filed by the Committee.

Item #9 - Comments from the St. Louis County Department of Highways and Traffic relative to P.Z. 17 & 18-89 Charles Liebert (improvements to Schoettler Road). Jerry Duepner presented to the Committee the comments received from the St. Louis County Department of Highways and Traffic concerning a pending rezoning and special procedure request before the Planning Commission relative to Schoettler Road. The site in question is located on the west side of Schoettler Road, at Westerly Drive. Director Duepner noted that the request of the County Department of Highways and Traffic relative to additional right-of-way along Schoettler Road frontage was comparable to the proposal of the County-wide bond issue. It was noted that the petitions would be heard by the Planning Commission at their meeting on June 12, 1989, and that the matter would be before the Committee after Planning Commission recommendation. Commissioner Hurt noted the need for a sidewalk adjacent to Schoettler Road, and, also, his concerns about stormwater runoff from the Liebert site. The Committee received and filed the correspondence.

Item #10 - Information regarding continuation of streets and connection of stub streets. Jerry Duepner presented to the Committee correspondence from the City of Ballwin regarding Ballwin Subdivision Ordinance requirements for continuation of streets and connection of stub streets. Director Duepner also noted that, currently the Subdivision Ordinance of the City of Chesterfield calls for a continuation of streets and connection of stub streets. It was noted that a variance to the Subdivision Ordinance requirements could be granted which would not call for the continuation of the street, and that, in their review and approval of a record plat, the Council may deem it appropriate not to require a connection of a street. Councilmember Hathaway stated that, where possible, streets should be continued and connected. The matter was received and filed by the Committee.

Item #11 - Recommendation of the City of Chesterfield Planning Commission regarding Architectural Review Committee. Jerry Duepner presented a report on a Planning Commission meeting relative to establishment of an Architectural Review Board for the City of Chesterfield. The Committee unanimously recommended that the City Council direct the Architectural Review Board to prepare and submit architectural guidelines to the Planning Commission for their consideration.

Note: (Subsequent to Council action on this matter, a letter would be needed instructing the Architectural Review Board to proceed.)

Item #12 - Valley Center; underground wiring requirement; south side of Chesterfield Airport Road, east of Long Road. Jerry Duepner presented to the Committee recent correspondence from the Planning Commission relative to a request to delete the requirement for underground wiring in Phase II of Valley Center. It was noted that Phase I of the Valley Center currently has above ground wiring, and that no variance had been obtained relative to this matter. A motion was made by Councilmember Bute that, at such time as buildings C and/or E are submitted for review and approval, the above ground wiring for Phase I be allowed to continue; however, on construction of building C or E,

underground wiring would be required for Phase I of the Valley Center. The motion was seconded by Councilmember Hurt, and the motion passed by a vote of 4-0.

Note: A resolution relative to this matter will be necessary for the June 19th City Council Meeting.

Item #13 - Correspondence from Douglas R. Beach regarding Boundary Commission. Upon review of the correspondence, the Committee Members discussed the possibility of extending the proposed eastward boundary of the City to include St. Luke's Hospital. It was the general opinion of the Committee that an addition to the previously adopted resolution indicating the intent to annex an area east of the City, be expanded to include the Synagogue property located on the south side of Conway Road. A motion was made by Councilmember Hathaway that the prior approved resolution be revised to include the Synagogue property. The motion was seconded by Councilmember Bute, and the motion passed by a vote of 4-0.

Item #14 - Site Plans, Building Elevations, and Signs acted upon by the Planning Commission at the May 22, 1989 meeting.

- A. P.C. 20-88 Thomas Walker (Outdoor Equipment); "C-8" District future use of site sign; north side of North Outer Forty, east of Long Road.
- B. P.C. 297-87 Miceli and Slonim Development (Sycamore Place); Amended Site Development Plan; east side of Sycamore, north of Kehrs Mill Road.
- C. Crown Business Park (Lot 1, Plat 6); Site Development Plan; Crown Industrial Court, south of Chesterfield Airport Road.

Item #15 - P.Z. 6-89 Chesterfield Development Corporation; request for rezoning from "NU" District to "C-8" District; southwest corner of the intersection of Olive and White Road. A motion was made by Councilmember Hurt that the Department of Planning/Economic Development and the City Attorney prepare a bill for consideration on this matter at the June 19th Council meeting. The motion was seconded by Councilmember Hathaway, and the motion was passed by a vote of 4-0.

Note: A bill relative to this matter will be necessary for the June 19th City Council Meeting.

Item #16 - Proposed to the St. Louis County Zoning Ordinance to allow a mortuary as a conditional use in a residential district. Director Deeper noted to the Members of the Committee that a pending amendment before the St. Louis County Planning Commission to allow a mortuary as a conditional use in a residential district had been recommended for denial by the Planning Commission at their June 5th meeting by a vote of 5-4. This matter was received and filed by the Committee.



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Item #17 - Rezoning petition pending before the St. Louis County Council relative to P.C. 255-88 Blackstone Group; "R-2" to "C-8"; for a tract located on the north side of Olive, east of Woods Mill Road. Director Duepner noted that a hearing relative to this matter will be held before the Public Improvements Committee of the St. Louis County Council on June 15, 1989. This matter was received and filed by the Committee.

Item #18 - Proposed Bill #309 relative to political signs. A motion was made by Councilmember Hurt that the time period for political signs permitted per Bill #309 be extended to allow a political sign three (3) weekends before, and one (1) weekend after a municipal election. Councilmember Hrabko seconded the motion. Upon a vote, Councilmembers Hrabko and Hurt voted yes; Councilmembers Hathaway and Bute voted no. Therefore, no further recommendation is forwarded on this matter to the City Council.

The meeting was adjourned at 6:47 p.m.