

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE  
City Council Conference Room  
June 20, 1990

Minutes

A meeting of the Chesterfield City Council Planning and Economic Development Committee was held on June 20, 1990, at 5:40 p.m., in the City Council Conference Room. In attendance were Councilmember Betty Hathaway, Chairman (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dan Hurt (Ward III); Councilmember Dick Hrabko (Ward IV); Jerry Duepner, Director of Planning/Economic Development; Mr. Ken Ryan and Mr. James Fredericks.

ITEM #1 P.C. 22-88 Hennemeyer Company, Inc. (Drew Station); a request to amend "C-8" District Ordinance; east side of Clarkson Road, north of Baxter Road.

Director Duepner presented the report of the Planning Commission recommending denial of the requested amendment.

Mr. Jim Fredericks spoke on behalf of the petitioner, requesting approval of the amendment to allow a vehicle service center. He noted that there are retaining walls along the east and south sides of the structure which would help minimize the noise impact to surrounding properties.

Mr. Ken Ryan also addressed the Committee requesting approval of the amendment.

Committee Member Hrabko expressed concern about noise outside of the since the work area would not be air conditioned, and the door would be open to the south. Committee Member Hrabko inquired about the procedure relative to the amendment, noting that the Planning Commission recommended denial of the amendment by a vote of 8 to 0.

Director Duepner noted that in view of the Planning Commission recommendation, a 2/3 vote of City Council would be necessary to pass the amendment.

A motion was made by Committee Member Hrabko to approve the amendment with appropriate conditions. The motion was seconded by Committee Member Hathaway.

In discussion, Director Duepner noted appropriate conditions might address such issues as storage of vehicles, trash areas, and noise.

Committee Member Hrabko withdrew the motion for approval, and a motion was made by Committee Member Hathaway to hold the matter and to instruct the staff to return to the Committee with possible conditions to address concerns relative to noise, storage of vehicles, etc. The motion was seconded by Committee Member Hrabko, and approved by a vote of 4 to 0.

ITEM #2 P.Z. 9-90 Wayne D. and Ruthann E. Haynes; a request for a C.U.P. in "NU" Non-Urban District; north side of Wild Horse Creek Road, west of Wild Horse Parkway Drive.

Director Duepner presented the report of the Planning Commission for approval of the Conditional Use Permit.

A motion was made by Committee Member Hrabko for approval, and receipt and filing of the Planning Commission report. The motion was seconded by Committee Member Hurt, and approved by a vote of 4 to 0.

Note: The City Council should officially receive and file the report of the Planning Commission for this matter. If the Council takes such action, the Conditional Use Permit would be granted within fifteen (15) days after receipt and filing of the Planning Commission report.

ITEM #3 P.C. 91-88 Siteman Organization; a request for an extension of time for submittal of "M-3" Planned Industrial District Site Development Plan; south side of Chesterfield Airport Road, west of Long Road.

This item was received and filed by the Committee.

ITEM #4 P.Z. 12-89 Taylor-Morley-Simon; a request to amend "PEU" in "R-2" Residence District; west side of Schoettler Road, north of Highcroft.

Director Duepner presented the report of the Planning Commission recommending approval of the amendment.

A motion for approval of the amendment was made by Committee Member Bute and seconded by Committee Member Hrabko. The motion was approved by a vote of 4 to 0.

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

ITEM #5 P.C. 83-80 D. & C. Budde; a request to amend "C-8" District Ordinance; south side of Chesterfield Airport Road, east of Long Road.

Director Duepner presented the report of the Planning Commission recommending approval of the ordinance amendment.

A motion was made by Committee Member Hrabko for approval of the amendment and was seconded by Committee Member Bute. The motion was passed by a vote of 4 to 0.

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

ITEM #6 Wild Horse Village "P"; Subdivision Record Plat; south side of Wild Horse Parkway Drive, south of Wild Horse Creek Road.

This item was received and filed by the Committee, as it had been acted upon by the Council at its meeting of June 18, 1990.

ITEM #7 Correspondence from the City Attorney concerning Resolution of the Chesterfield Fire Protection District.

This item was heard.

ITEM #8 City Ordinances concerning Political Signs.

Director Duepner presented a summary of ordinances from other municipalities concerning political signs.

Discussion among Committee Members focused upon the time period in which signs may be erected, whether a deposit could be required from candidates prior to erection of signs, and the ability of the Public Works Department to remove signs from right-of-ways.

The Committee instructed Director Duepner to discuss these matters with the City Attorney, as well as the aspect of location of signs between the sidewalk and street pavements within the street right-of-way.

ITEM #9 Site Plans, Building Elevations and Signs reviewed at the June 11, 1990 Planning Commission Meeting.

A. P.C. 93-88 Daniel K. Stegmann; "C-8" and "FPC-8" Districts  
Site Development Plan; southeast corner of Chesterfield Airport Road and Wild Horse Creek Road.

Commission Member Hurt inquired relative to the action of the Planning Commission and the proposed use of the petitioner.

Director Duepner noted that the Planning Commission had denied the site development concept plan which would allow the grading of the site, and that the proposed use was a service station.

B. P.Z. 11 & 12-89 Taylor-Morley-Simon (Oaktree Estates);  
Subdivision Promotion Sign; west side of Schoettler Road, north of Highcroft Drive.

- C. P.Z. 25-39 Midland Capitol Properties II (Chesterfield Crossing); "C-8" Planned Commercial District Site Development Plan and Architectural Elevations; west side of Clarkson Road, north of Lea Oak Drive.

Committee Member Bute inquired relative to the action of the Planning Commission on the elevations and noted concerns expressed by Commission Members relative to the change in the elevations from that which was originally proposed at the public hearing before the Planning Commission, and those submitted to the Commission for approval.

- D. P.C. 5-79 Holthaus Realty (Marco Screw Products, Inc.); "M-3" District Amended Site Development Plan and Architectural Elevations; east side of Chesterfield Industrial Boulevard, south of Chesterfield Airport Road.

- E. P.C. 55-87 Sachs Properties (Pizzeria Uno); "C-8" Planned Commercial Site Development Plan and Architectural Elevations; north corner of Olive Boulevard and Chesterfield Village Parkway.

#### ITEM #10 The Chesterfield Valley Study.

Director Duepner summarized the report based on a meeting of the Chairs of the Planning and Economic Development Committee and the Public Works Committee, suggesting establishment of a Steering Committee for the Chesterfield Valley Study.

A motion was made by Committee Member Bute to recommend that the Steering Committee consist of Councilmember Dick Hrabko (President Pro-Tem); Councilmember Betty Hathaway (Chairman of the Planning and Economic Development Committee); Councilmember Jade Bute (Chairman of the Public Works/Parks Committee); Planning Commissioners Mary Domahidy and Bill Kirchoff; Members of the Public Works Citizen Advisory Committee Andy Shanfeld and Stan Dolecki; Representative for the Monarch-Chesterfield Levee District, Mr. Bill Human; and Mr. Mark Andrews, a businessman in the Chesterfield Valley area. The motion was seconded by Committee Member Hathaway.

Committee Member Hurt expressed concern relative to the make-up of the Commission.

Committee Member Hrabko recommended that Mr. Walter Scruggs be designated as a representative from the Planning Commission in lieu of Bill Kirchoff, and that Bill Kirchoff represent the Levee District in lieu of Bill Human.

Committee Member Bute amended the original motion accordingly and Committee Member Hrabko seconded the motion. By a vote of 4 to 0, the Committee approved recommendations for membership of the Steering Committee for Council Members Hrabko, Hathaway and Bute; Planning Commissioners Domahidy and Scruggs; and Messrs. Kirchoff, Shanfeld, Dolecki and Andrews.

ITEM #11 Correspondence from the Director of Planning/Economic Development regarding Planning and Economic Development Committee Procedures.

Director Duepner presented a report and brief correspondence citing concerns relative to amending of Bills subsequent to the Planning and Economic Development Committee Meeting, and prior to City Council action. It was recommended that, in the future, if a member desired an amendment in such cases, the matter be referred back to the Planning and Economic Development Committee for review and consideration. This recommendation was made, as amendments to bills may impact other provisions of the bill.

The meeting adjourned at 7:08 p.m.

[MIN6-20]

[AGN6-20]