

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - July 6, 1989

A meeting of the Planning and Economic Development Committee of the City of Chesterfield City Council was held on July 6, 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); Michael Herring, City Administrator; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; and Mr. Dan Vasselli.

Item #1 P.Z. 16-89 Friendship Village of West County; a request for a Conditional Use Permit and an Amended Conditional Use Permit in the "NU" Non-Urban District; north side of Olive Boulevard at Appalachian Trail.

Planning Specialist Kleiner presented the Planning Commission's decision of approval for the requested Conditional Use Permit.

A motion was made by Councilmember Bute that the report and decision of the Planning Commission be received and filed by the City Council. Councilmember Hathaway seconded the motion. The motion was passed by a vote of 3-0.

Note: This report should be received and filed by the City Council at their meeting of July 17, 1989.

Item #2 P.C. 89-83 Chesterfield Village, Inc.; a request for an extension of time for commencement of construction of Planned Environment Unit in "R-3" and "R-6" Residence Districts; north side of Olive Boulevard, west of West Drive.

Planning Director Duepner presented the report of the Planning Commission denying the request for an extension of time. Mr. Duepner noted that he had recently spoken with Mr. Bob Tuberville, representing the petitioner, who indicated he will file an appeal of the Planning Commission denial.

The recommendation of the Committee is that the report of the Planning Commission be received and filed by the City Council.

Note: This item should be received and filed by the City Council at their meeting of July 17, 1989.

Item #3 Zoning Inspector position for Department of Planning/Economic Development.

Since this position had been approved by the City Council at their meeting of July 5, 1989, the report from the Department of Planning/Economic Development on this matter was received and filed by the Committee.

Item #4 Amending of Zoning Ordinance relative to portions of single-family lots within the flood plain.

Director Duepner presented a report on the matter citing that, under current provisions of the City's Zoning Ordinance, no portion of a residential lot may be located within the flood plain. It was also noted that St. Louis County had recently amended their zoning ordinance to allow portions of residential lots, which exceed the minimum lot size, to be located within the flood plain area. A positive factor for consideration for amending the Ordinance is that, allowing a portion of a lot within the flood plain could result in less grading upon site. A negative factor could be that, if a portion of a lot was within the flood plain, the possibility existed that the owner could fill-in the flood plain portion of the lot and cause problems either upstream or downstream from his property.

The Committee discussed this matter and decided to hold it on the agenda for the next meeting for further consideration.

Item #5 Correspondence from Director of St. Louis County Department of Highways and Traffic concerning Higheroft Ridge Traffic Control District.

Director Duepner presented correspondence from the County Department of Highways and Traffic, noting their request to the County Council that the Ordinance establishing the turn restrictions in the Higheroft Ridge area be repealed. Mr. Duepner also noted that the County Council had requested, at their meeting of June 29th, that legislation on this matter be prepared.

The Committee received and filed the report of the Department of Planning as an information item.

Item #6 Correspondence from Director of St. Louis County Department of Highways and Traffic concerning Chesterfield Village Traffic Study.

Director Duepner presented the correspondence from the County Department of Highways and Traffic, noting that this matter had previously been brought to the attention of the Committee in a draft form.

The Committee received and filed the report as an information item.

(Councilmember Hurt arrived at this time.)

Item #7 Vacancy on Board of Adjustment.

Director Duepner presented a report from the Department of Planning/Economic Development noting that a vacancy existed on the Board of Adjustment.

Councilmember Hathaway recommended that Bill Ponder, from the First Ward, be named to replace Dwight Cole who had recently resigned. A motion was made by Councilmember Bute to recommend that Bill Ponder be named to the vacancy on the Board of Adjustment. The motion was seconded by Councilmember Hathaway, and was approved by a vote of 4-0.

Item #8 Direction signs for churches.

Director Duepner presented a report from the Department of Planning/Economic Development noting that, under current sign regulations in the City of Chesterfield, churches may not have direction/information signs located at major intersections.

Councilmember Hrabko cited that he had raised this concern in view of a church within his Ward being notified of violation of the Zoning Ordinance. Upon discussion, it was agreed to drop this item from the agenda, in that, approving directional/informational signs for churches could lead to similar requests from other institutions such as schools and churches, thereby causing a proliferation of signs in the City.

Item #9 Clarkson Centre

Councilmember Hrabko related to the Committee Members the history of Clarkson Centre development in regards to a recent request for an amendment of the Ordinance to allow two restaurants. In attendance was Mr. Dan Vasselli, operator of the Subway Sandwich Shop, on who's behalf the amendment had originally been requested. Mr. Vasselli noted that, in signing his lease for five (5) years with the owner of the shopping center, he was informed that he could operate a restaurant, with seating, within the development. Subsequently, he had been advised by both St. Louis County and the City of Chesterfield that, under the provisions of the "C-8" District Ordinance governing Clarkson Centre, only one (1) restaurant was permitted, and that restaurant already existed within the development. Councilmember Hurt expressed concern relative to the parking demand for an additional restaurant within the Clarkson Centre development.

A motion was made by Councilmember Bute that an amendment to authorize seating for an additional restaurant, specifically the Subway Sandwich Shop, for the remainder of its lease be submitted to the City Council; or, in lieu thereof, the Council consider the previous recommendation of the Planning Commission relative to approval of two (2) restaurants with a total maximum seating of sixty (60) within Clarkson Centre. The motion was seconded by Councilmember Hathaway, and approved by a vote of 3-1, with Councilmember Hurt voting no.

Item #10 Clarkson Centre

Director Duepner stated that Clarkson Centre development had been approved for access to Clarkson Road with limitation for right-turn-in and right-turn-out only. This access had recently been completed, and it was brought to the attention of the City that a problem existed with persons attempting to make left turns into and out of the development at Clarkson Road. Upon discussion of this matter with the Missouri Highway and Transportation Department, the City was advised that, if an Ordinance was passed to restrict turning movements into and from the development, the State Highway Department would post Clarkson Road accordingly. Therefore, the Department of Planning/Economic Development recommends that the Committee forward to Council a recommendation for turn restrictions for Clarkson Centre at Clarkson Road.

A motion was made by Councilmember Bute that left turns from Clarkson Road into Clarkson Centre and left turns from Clarkson Centre to Clarkson Road be prohibited. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4-0.

Note: An Ordinance relative to this matter is needed for the City Council meeting of July 17, 1989.

Item #10 Site Plans, Building Elevations, and Signs reviewed by the Planning Commission at June 26, 1989 Meeting.

- A. Missouri District of the Lutheran Missouri Synod; Boundary Adjustment Plat; east side of Wild Horse Ridge, south of Wild Horse Creek Road.

Planning Director Duepner presented the report and recommendation of the Planning Commission for approval of the Boundary Adjustment Plat.

A motion was made by Councilmember Bute to recommend approval of the Boundary Adjustment Plat. The motion was seconded by Councilmember Hathaway, and approved by a vote of 4-0.

Note: An Ordinance relative to this matter is needed for the City Council meeting of July 17, 1989.

The meeting adjourned at 6:25 p.m.