

MEMORANDUM

DATE: July 9, 1996

TO: Michael G. Herring, City Administrator

FROM: Jerry Kelley
Director of Planning

SUBJECT: Minutes of the Planning and Zoning Committee Meeting July 8, 1996.

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Monday, July 8, 1996, in the City Council Conference Room. In attendance were Councilmember Barry Streeter, Ward II (Chairperson); Councilmember Dan Hurt (Ward III); Councilmember Barry Flachsbart (Ward I); and Councilmember Linda Tilley (Ward IV). Also in attendance were Planning Commission Chairman Michael Casey, Mike Herring, City Administrator; Jerry Kelley, Planning Director; Laura Griggs-McElhanon, Assistant Planning Director; Joe Hanke, Planner II; Pat Detch, Planner I; and six (6) visitors.

- I. Approval of Planning and Zoning Committee meeting summary of June 6, 1996.

A motion for approval was made by Councilmember Tilley, seconded by Councilmember Flachsbart and passed by a vote of 3 to 0.

- II. Interviews of Dan Layton, Jr. - Planning Commission; Chester R. Whinery Jr. - Board of Adjustment Alternate; and Robert Tucker - Board of Adjustment Alternate. (Attachments)

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Councilmember Hurt arrived during the first interview.

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee voted to recommend the appointment of Dan Layton to the Planning Commission by a vote of 4 to 0.

Upon a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee voted to recommend the nomination of Robert Tucker as a Board of Adjustment Alternate by a vote of 4 to 0.

Upon a motion by Councilmember Hurt, seconded by Councilmember Streeter, the Committee voted to recommend the appointment of Chester Whinery as a Board of Adjustment Alternate by a vote of 4 to 0.

III. P.C. 86-80 Murphy Company Mechanical Contractors and Engineers (Spirit 40 Park); request for an amendment to "M-3" Planned Industrial District Ordinance No. 13726; north side of Chesterfield Airport Road, west of Goddard Avenue.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Tilley and passed by a vote of 4 to 0. This request provides for an amendment to Ordinance No. 13726, so that a banking facility with a drive-up window is a use permitted by the ordinance.

IV. P.Z. 14-96 Greater Missouri Builders Inc., (Clarkson Grove III); "NU" Non-Urban District to "R-6A" Residence District; west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive.

and

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- V. **P.Z. 15-96 Greater Missouri Builders Inc., (Clarkson Grove III)**; Planned Environment Unit (PEU) Procedure in the "R-6A" Residence District; west side of Clarkson Road approximately 300 feet west of the intersection of Lea Oak Court and Lea Oak Drive.

A motion for approval was made by Councilmember Hurt, seconded by Councilmember Flachsbart and passed by a vote of 4 to 0.

This development of Clarkson Grove is the last phase of the project. It consists of eight (8) units. At the time of site plan consideration there may be a reduction in the number of units, depending upon the type of cul-de-sac configuration or turn-around is approved at that time. Each unit has a two (2) car garage and parking for two (2) vehicles in the driveway.

- VI. **P.Z. 17-96 Storage Masters-Chesterfield, L.L.C.**; an amendment to City of Chesterfield Ordinance Number 956 establishing an "M-3" Planned Industrial District; south side of Chesterfield Airport Road, east of the intersection of Chesterfield Airport Road and Olive Street Road.

Mr. Casey, Chairman of the Planning Commission, indicated the Planning Commission felt that, since the original request for the sign was for no lighting, that it did not, at this time, seem warranted to light the outdoor advertising sign.

Joel Brett, attorney for the applicant, indicated that the ordinance does permit the lighting of an outdoor advertising sign, and there should be no prohibition against lighting, since the ordinance provides for it.

The Committee believed that lighting the outdoor advertising sign would set an unfavorable precedent to a major entrance into Chesterfield.

On a motion by Councilmember Flachsbart, seconded by Councilmember Tilley, the Committee voted 4 to 0 to affirm the Planning Commission vote to deny this request.

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- VII. Public streets requirement of new attached single-family ownership developments (condominiums/townhouses) - Discussion item referred by Public Works/Parks Committee. - Mike Herring, City Administrator

City Administrator Herring indicated that the Public Works and Parks Committee asked that the Planning and Zoning Committee give consideration to a new policy that would preclude the construction of private, residential streets in the future. It was noted that after the initial residents on private streets move out, those who follow want the city to assume maintenance responsibilities and snow-plowing. As a result, all streets should be constructed to public street standards.

The Committee expressed general support and asked staff to research the pros and cons of such a policy, as time becomes available. It was emphasized that this is not a priority.

- VIII. Status report of potential residential development at Kehrs Mill/Clarkson Road. - Jerry Kelley, Planning Director

Mr. Kelley indicated that the developer, Mr. Hardesty, has had conversations concerning design proposals for the site. He has also been speaking to residents in the area, but has not yet filed for rezoning.

Councilmember Tilley also indicated that she had talked with Mr. Hardesty, and that he was continuing to seek input from residents and trustees and would be submitting rezoning at a later date.

The Planning and Zoning Committee decided to remove this item from the agenda.

- IX. Defining the location where a license to sell intoxicating liquor will be prohibited. Referred from City Council on June 17, 1996. (Attachment)

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A motion for approval of Bill #1248 was made by Councilmember Hurt, seconded by Councilmember Streeter and passed by a vote of 3 to 0. (Councilmember Flachsbart had left the meeting at approximately 6:30 p.m.)

This proposed ordinance was referred from City Council back to the Planning and Zoning Committee concerning the proposed requirement for a one-hundred (100) foot distance from the property line for a church, school or other buildings of worship, for the location of a facility that sells alcoholic beverages.

Mr. Herring distributed a letter from City Attorney Doug Beach which indicated both state statute requirements and the current city ordinance requirements and noted that the distance of one-hundred (100) feet was a distance used by several jurisdictions in the St. Louis area.

Other Business:

Councilmember Tilley asked that on August 22nd, the Planning and Zoning Committee revisit the balloon ordinance.

Mr. Kelley and Mr. Herring updated the Committee regarding current staffing needs. They indicated that proposals are being sought from St. Louis County for supplemental staffing, due to the resignation of Mr. Hanke. A former employee would be contacted to determine her interest in part-time contractual work. The Committee supported these efforts and asked to be kept informed.

Upon a motion by Councilmember Tilley, seconded by Councilmember Streeter, the Planning and Zoning Committee adjourned at 6:45 p.m.