PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
City Council Conference Room
July 18, 1990
Minutes

A meeting of the Chesterfield Planning/Economic Development Committee was held on July 18, 1990, at 5:33 p.m., in the City Council Conference Room. In attendance were Councilmember Betty Hathaway, Chairman (Ward I); Councilmember Jade Bute (Ward II); Councilmember Dick Hrabko (Ward IV); Mayor Jack Leonard; Jerry Duepner, Director of Planning/Economic Development; Anna Kleiner, Planning Specialist; Mr. Joe Holleman; Mr. Buck Collier; Mr. Todd Massa; Mr. Glen Borgard; Mr. Dean Frankiewicz; Mr. Dick Belding; Ms. Barbara Burnside; Ms. Pam Moroso; Mr. Bob Jackson; Mr. Charles Liebert; Mr. Edward Bidzinski; and Ms. Karen Bidzinski. Councilmember Dan Hurt (Ward III) and City Attorney Douglas Beach arrived later.

ITEM #1 Correspondence from the Director of Planning/Economic Development concerning Transfer of Development Rights.

This item was held for discussion at a future meeting.

ITEM #2 P.C. 120-84 Queatham House Limited; a request to amend "LPA" in "NU" Non-Urban District Ordinance; north side of Olive Boulevard and Western Mill Drive.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of the Ordinance Amendment. Motion was made by Councilmember Bute for approval of the Planning Commission recommendation. The motion was seconded by Councilmember Hrabko and **approved** by a vote of 3 to 0.

NOTE: An ordinance relative to this matter is needed for the August 6, 1990, City Council Meeting.

ITEM #3 P.C. 245-87 Desco Incorporated; a request for an extension of time for submittal of "C-8" Planned Commercial and "FPC-8" Flood Plain Commercial District Site Development Concept Plan; north side of Highway 40/I-64 at Timberlake Manor Drive.

Director Duepner presented the report of the Planning Commission granting the extension of time.

A motion was made by Councilmember Hrabko to receive and file the report of the Planning Commission. The motion was seconded by Councilmember Bute and approved by a vote of 3 to 0.

ITEM #4 P.Z. 6-90 Lenette Realty and Boatmen's Bankshares, Inc.; a request for a change of zoning from "R-2" Residence District and "C-2" Shopping District to "C-8" and amended "C-8" Planned Commercial District; southwest corner of Clayton Road and Baxter Road.

Director Duepner presented the report of the Planning Commission recommending approval of the request for rezoning. Director Duepner also noted that a valid protest petition against the rezoning had been submitted to the Planning Commission, as a result a public hearing before the Planning/Economic Development Committee has been scheduled for August 8, 1990, at 6:00 p.m. In addition, a 2/3 vote of the City Council is necessary to pass an ordinance for rezoning of the property as a result of the protest petition. Councilmember Hathaway noted that she would be absent from the meeting on August 8, and that Councilmember Hrabko would chair the meeting and the public hearing. This item was held by the Committee.

ITEM #5 P.C. 20-88 Charles Hennemeyer (Drew Station); request to amend "C-8" District Ordinance; east side of Clarkson Road, north of Baxter Road.

Director Duepner noted that correspondence had been submitted by Mr. Charles Hennemeyer requesting that this matter be withdrawn from the Planning/Economic Development Committee Agenda. In accordance with the request of the petitioner, the Committee withdrew this matter from its agenda. (No further action is necessary on this item.)

ITEM #6 Correspondence from the Director of Planning/Economic Development concerning P.Z. 8-90 Woodcliffe Development Company.

Director Duepner presented the report of the Department of Planning concerning P.Z. 8-90 Woodcliffe Development Company, noting that the recent ordinance approved by the City Council does not reflect the intent of the Planning/Economic Development Committee concerning setbacks for sideyards.

A motion was made by Councilmember Hrabko to amend Chesterfield Ordinance #465 relative to lot size and sideyard setbacks in accord with the original recommendation of the Planning Commission. The motion was seconded by Councilmember Bute and approved by a vote of 3 to 0.

NOTE: An ordinance relative to this matter is needed for the August 6, 1990, City Council Meeting.

ITEM #7 Correspondence from the City Attorney concerning sign regulations relating to "Intermittent Light Sources."

Director Duepner summarized the correspondence from the City Attorney defining the term "intermittent light sources." Committee members expressed concern relative to the limitations the definition would pose for signs reporting stock market figures and instructed the staff that consideration should be given to revision of the ordinance to exempt stock market reading signs, similar to the exemption for time and temperature signs which is currently in the ordinance.

NOTE: Councilmember Dan Hurt arrived at this time.

ITEM #8 Correspondence from the Director of Planning/Economic Development concerning request for vacation of roadway and public utility easement on the northeast corner of Olive Boulevard and Chesterfield Village Parkway.

Director Duepner presented the report of the Department recommending approval of the requested easement vacation.

A Motion was made by Councilmember Hrabko to approve the requested easement vacation. The motion was seconded by Councilmember Hurt and approved by a vote of 4 to 0.

NOTE: An ordinance relative to this matter is needed for the August 6, 1990, City Council Meeting.

ITEM #9 Correspondence from the Director of Planning/Economic Development concerning resolution of the Chesterfield Fire District.

Director Duepner presented a report on the current status of the proposed resolution of Chesterfield Fire Protection District relative to large lot subdivisions. The Committee expressed concerns relative to the proposed resolution and unanimously instructed that a letter should be sent to the Fire District indicating the concern and position of the City concerning this matter.

ITEM #10 Correspondence from the City Attorney concerning political signs.

The Committee held this matter for an upcoming meeting.

ITEM #11 Correspondence from the Director of Planning/Economic Development concerning the upcoming issue of Business Facilities magazine.

Director Duepner summarized a letter inquiring of interest by the City to place an ad in an upcoming business publication. The Committee instructed the staff to determine the cost of such an ad and report to full Council at the special Council Meeting on July 20, 1990.

ITEM #12 P.C. 21-88 Thomas E. and Janice M. Woods (Christopher Woods Subdivision) Subdivision Record Plat; west side of Wilson Road, north of Wilson Manor Drive.

This matter was received and filed by the Committee as it was acted upon by the Council at its July 16, 1990 meeting.

ITEM #13 Conway Ridge Subdivision; "R-2" 15,000 square foot Residence District Boundary Adjustment Plat (Lots 10, 11 and 12); White Road and Rainey Lake Drive.

This item was received and filed by the Committee as it was acted upon by the City Council at its July 16, 1990 meeting.

ITEM #14 Sycamore Place Subdivision; "R-3" 10,000 square foot Residence District Boundary Adjustment Plat (Lots 25 and 26); terminus of Terrimill Drive.

This item was received and filed by the Committee as it was acted upon by the City Council at its July 16, 1990 meeting.

ITEM #15 Site Plans, Building Elevation and Signs reviewed by the Planning Commission on July 25, 1990.

A. P.Z. 26-89 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.

B. Lord of Life Lutheran Church; Monument Sign; east side of Clarkson Road, south of Baxter Road.

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

D. P.C. 129 & 130-85 Peachtree Limited (Peachtree Apartments); Site Identification Sign; south side of Olive Boulevard, north of Schoettler Road.

E. P.C. 52-84 Mills Properties, Inc. (Willow Creek Apartments); "R-3" 10,000 square foot and "R-6" 2000 square foot Residence Districts PEU Architectural Elevations; north side of Olive Boulevard, west of West Drive.

There were no comments or questions regarding these items.

ITEM #16 Site Plans, Building Elevations and Signs reviewed by the Planning Commission Meeting on July 9, 199,

A. P.Z. 26-89 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.

B. P.C. 52-84 Mills Properties, Inc. (Willow Creek Apartments); "R-3" 10,000 square foot and "R-6" 2,000 square foot Residence Districts PEU Site Development Plan and Architectural Elevations; north side of Olive Boulevard, west of West Drive.

C. P.C.93-88 Daniel Stegmann; "C-8" Planned Commercial District Site Development Concept Plan; southeast corner of Chesterfield Airport Road and Wild Horse Creek Road.

There were no comments or questions concerning these items.

ITEM #17 Charter City Process.

Councilmember Hathaway noted that the topic of the Charter City Process has been referred to the Planning/Economic Development Committee for review. The Chairman noted that two members would be appointed to serve on a Charter City Process Committee and that this issue will be brought back for discussion at a future meeting (August 22, 1990).

ITEM #18 West and Southwest Annexation.

Chairman Hathaway noted that this matter had been referred to the Planning/Economic Development Committee and requested that the staff report to the Committee at a future meeting on this matter.

The meeting was recessed at 5:55 p.m.

The meeting reconvened at 6:00 p.m.

ITEM #19 Hearing concerning P.Z. 3-90 Dean R. Frankiewicz; request for a Conditional Use Permit in an "NU" and "FPNU" Districts; north side of North Outer Forty Road, East of Boones Crossing.

Planning Specialist Kleiner presented the reports of the Planning Commission concerning this matter. Councilmember Hrabko noted for the record that at a prior Planning/Economic Development Committee Meeting he raised concerns that restrictions on fence and lighting height, as recommended by the Planning Commission, were too restrictive. He also noted that the Committee had recommended changes in the conditions regarding fence and lighting height, but that if such amendment were not possible without exercise of the power review, the petition should then be received and filed by the Council.

Todd Massa, on behalf of the petitioner, made a presentation to the Committee. Mr. Massa noted that the height of the light standards have been proposed as a result of a study by Union Electric, and that the ten (10) foot fence recommended by the Planning Commission may not be of much utility. Councilmember Hurt noted that the lighting study had indicated thirty (30) foot lights but that he noted that lower heights could be utilized but would result in more light standards. Mr. Frankiewicz agreed. Glen Borgard on behalf of Volz Engineering addressed flood plain and flood way issues for the Committee. He noted that the petitioner had been in preliminary contact with the Corp of Engineers relative to consideration of areas as wetlands.

Councilmember Hathaway expressed concern that there were not public utilities available to the site and questioned how sanitary waste and water for sanitary purposes would be addressed. Mr. Borgard noted that a similar facility had been approved in an area in St. Louis County, and that a shallow well would be utilized for water. In addition, provision could be made to bring in potable water.

Councilmember Hrabko inquired relative to the procedure of approval and amending of conditions. City Attorney Beach and Director Duepner responded, noting that Council has final approval of the Conditional Use Permit and could revise conditions. City Attorney Beach noted that any revision to conditions would require 2/3 vote by the City Council.

A motion was made by Councilmember Hrabko for approval of the Conditional Use Permit with revision to the condition to allow an eighteen (18) foot high fence. The motion was seconded by Councilmember Hurt and **approved** by a vote of 4 to 0.

NOTE: **A Resolution for Council action will be needed for this matter at the August 6, 1990, City Council Meeting.**

ITEM #20 P.Z. 18-89 Charles Liebert (Westerly); request for an amendment of PEU in "R-1A" Residence District Ordinance; west side of Schoettler Road, south of Georgetown Drive.

Planning Specialist Kleiner presented the report of the Planning Commission recommending approval of two (2) ordinance amendment requests and denial of a third amendment request. Councilmember Hurt addressed the amendment as recommended for approval by the Planning Commission and also addressed concern expressed in the area relative to retention of the natural buffer along the northern boundary. Director Duepner summarized the current situation relative to the installation of a sewer line to serve the subdivision.

Councilmember Hurt noted that it was the intent of the ordinance to allow for sections of the natural buffer area to be disturbed for the extension of sewer lines, but not for the sewer line to be installed along the entire buffer area.

A motion was made by Councilmember Hurt to recommend approval of two of the amendments as recommended by the Planning Commission and to require final approval of the location of the sanitary sewer line by the Planning/Economic Development Committee. Motion was seconded by Councilmember Bute and **approved** by a vote of 4 to 0.

NOTE: An ordinance relative to this matter will be needed for the August 6, 1990, City Council Meeting.

The meeting adjourned at 6:55 p.m.

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