

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

Minutes - July 19, 1989

A meeting of the Planning and Economic Development Committee of the Chesterfield City Council was held on July 19, 1989, in the Council Conference Room, 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); Jerry Duepner, Director of Planning/Economic Development; and Anna Kleiner, Planning Specialist.

Item #1 Stonebriar Plat I; Subdivision Record Plat, Escrow Agreement, Trust Indenture; north side of Kehrs Mill Road, east of Clarkson Road.

Planning Director Duepner presented the recommendation of the Planning Commission for approval of the subdivision record plat, and the recommendation of the Department of Planning/Economic Development that the Escrow Agreement be approved, and that the Indenture be approved subject to review and final approval by the Director of Planning/Economic Development and the City Attorney. Director Duepner noted that the Indenture included a statement relative to possible seeking of rezoning of an adjacent parcel for commercial development, and a request that the Indenture had been worded, at the request of the City, such that it indicated no commitment by the City of Chesterfield to such rezoning. This concern was raised in that the City approves the Indenture.

A motion was made by Councilmember Bute to approve the record plat, the Escrow Agreement, and the Trust Indenture subject to review and approval by the Director of Planning/Economic Development and the City Attorney. The motion was seconded by Councilmember Hathaway. The motion was approved by a vote of 3-0.

Note: An Ordinance relative to this matter will be necessary for the August 7th City Council Meeting.

Item #2 Chesterfield Estates Plats II and III; Subdivision Record Plats and Escrow Agreement; south side of Wild Horse Creek Road, between Wilson and Kehrs Mill Road.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of the record plat, and the recommendation of the Department of Planning/Economic Development for approval of the Escrow Agreement.

A motion was made by Councilmember Hathaway for approval of the record plat and Escrow Agreement. The motion was seconded by Councilmember Bute. The motion passed by a vote of 3-0.

Note: An Ordinance relative to this matter will be necessary for the August 7th City Council Meeting.

Item #3 St. Louis County rezoning petition - P.C. 103-89 Sam Stipanovich; "R-3" Residence District to "C-8" Planned Commercial District; southeast corner of Woods Mill Road and Forestlao Drive.

Planning Director Duepner summarized the petition to be heard by the St. Louis County Planning Commission on July 24, 1989, regarding the above referenced tract.

Councilmember Hathaway expressed concern about commercial development of the site in question, noting that it was included within the area proposed for annexation by the City of Chesterfield.

Councilmember Hrabko commented that he considered the request to be inappropriate.

A motion was made by Councilmember Bute that a letter from the City of Chesterfield be sent to St. Louis County stating that the requested rezoning was considered to be inappropriate. The motion was seconded by Councilmember Hathaway. The motion was approved by a vote of 3-0.

Note: A letter from the City Administrator to St. Louis County will be necessary regarding this matter.

Item #4 St. Louis County rezoning petition - P.C. 108-87 Clubhouse Inn - A Kansas Corporation; amended "C-8" Planned Commercial District, east side of Woods Mill Road at Conway Springs Drive.

Planning Director Duepner summarized the proposed petition to be heard by the St. Louis County Planning Commission on July 31, 1989.

Councilmember Bute recommended that the subject site, though not included within the area proposed for annexation, should be included, in that its exclusion would create an unincorporated island between the City of Chesterfield and Town and Country. There was no position expressed by the Committee relative to this matter, and the item was received and filed.

Item #5 Correspondence from St. Louis County Department of Highways and Traffic concerning Seasons at Schoettler Subdivision.

Director Duepner summarized the letter from the St. Louis County Department of Highways and Traffic concerning this matter. He noted that no pre-development survey had been prepared, and that the City will be responsible for determining the responsibility of the developer relative to stormwater detention areas on adjacent properties.

The matter was received and filed by the Committee.

Item #6 Rezoning request before the City of Ballwin relative to southwest corner of Kehrs Mill and Clarkson Roads.

Director Duepner noted that property located at the southwest corner of Kehrs Mill and Clarkson Roads within the City of Ballwin would be the subject of a rezoning request for commercial zoning on August 28th.

The Committee so noted, and directed the Department of Planning to keep it advised on this matter.

Item #7 Future meetings of the Planning and Economic Development Committee.

Director Duepner requested that the Planning and Economic Development Committee meet subsequent to the Planning Commission Meeting of July 24th, and prior to the City Council Meeting of August 7th, to consider the issue statements and policies for the Comprehensive Plan.

The Committee agreed to meet on July 31st to consider that matter. Councilmember Hathaway requested that the meeting for August 9, 1989 be rescheduled to August 8th, Tuesday. The Committee agreed to change the meeting date accordingly.

Item #8 Site Plans, Building Elevations, and Signs approved by the Planning Commission at the July 10, 1989 meeting.

- A. P.C. 22-88 Charles Hennemeyer, Inc.; "C-8" Planned Commercial District building elevations; east side of Clarkson Road, north of Baxter Road.
- B. P.Z. 12-89 Taylor-Morley-Simon; Planned Environment Unit in "R-2" Residence District amended Site Development Plan and building elevations; west side of Schoettler Road, north of Highcroft Drive.
- C. P.C. 87-83 Chesterfield Village (Hilltown Center); Free-standing business sign; north side of Olive Boulevard, west of West Drive.
- D. Spirit Airpark (Liebe Athletic Lettering); "M-3" Planned Industrial District Amended Site Development Plan and building elevations; east side of Goddard Avenue, north of Edison.
- E. P.C. 1-85 Rudy Stinnett and Bob Thieman (Corporate Plaza); "C-8" District amended Site Development Plan and building elevations; south side of South Outer Forty, east of Yarmouth Drive.
- F. Wellington Estates; Subdivision Identification Sign; north side of Clayton Road, west of Schoettler Road.

The Committee noted Commission action on these items.

(Councilmember Hurt arrived at the meeting at this time.)

Item #9 P.Z. 19 & 20-89 Gerald Kerr Homes Corporation; "R-1" one acre Residence District to "R-2" 15,000 square foot Residence District and a Planned Environment Unit Procedure in the "R-2" 15,000 square foot Residence District; north side of Clayton Road, approximately 200 feet west of Claymont Estates Drive.

Planning Specialist Kleiner presented the recommendation of the Planning Commission for approval of rezoning to "R-2" Residence District with an accompanying Planned Environment Unit.

Councilmember Hurt expressed concern relative to stormwater, retention of trees along the north and south boundaries, zoning density, and proposal for rear and side entry garages for lots adjacent to Clayton Road.

Director Duepner noted the recommendation of the Planning Commission for "R-2" with an accompanying "PEU" citing the pattern of development south and north of the site, Clayton Road as a major arterial roadway, and transition of lot sizes through the development from the south to the north.

A motion was made by Councilmember Hurt for approval of "R-1A" with an accompanying Planned Environment Unit. The motion was seconded by Councilmember Hrabko. The vote on the motion was 2 in favor (Councilmembers Hrabko and Hurt), and 2 opposed (Councilmembers Bute and Hathaway). The motion failed for lack of a majority.

A motion was made by Councilmember Hathaway for acceptance of the recommendation of the Planning Commission. The motion was seconded by Councilmember Bute. The motion was passed by a vote of 3 to 1, with Councilmember Hurt voting no.

Councilmember Hurt requested amending of the recommendation to include a condition stating that any request for a change in lot size or number of permitted lots, would require a public hearing. Committee members voting for the motion accepted Councilmember Hurt's motion.

Note: An Ordinance relative to this matter will be necessary for the August 7th Council Meeting.

Item #10 P.Z. 14-89 R. J. Barry Construction; Planned Environment Unit in "R-2" 15,000 square foot Residence District Ordinance amendment request; north side of Clayton Road, west of Schoettler Road.

Director Duepner presented the report and the recommendation of the Planning Commission for approval of the amendment request.

A motion was made by Councilmember Bute to accept the Planning Commission recommendation. The motion was seconded by Councilmember Hurt. The motion passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter will be necessary for the August 7th Council Meeting.

Item #11 Amending of the Zoning Ordinance of the City of Chesterfield relative to allowing a portion of residential lots within the floodplain.

Director Duepner summarized the discussion at the prior meeting relative to amending the Zoning Ordinance relative to residential lots within the floodplain.

A motion was made by Councilmember Bute that the Planning Commission consider amending the City of Chesterfield Zoning Ordinance relative to portions of residential lots within floodplain areas. The motion was seconded by Councilmember Hathaway. The motion was approved by a vote of 4 to 0.

Item #12 Amending of "C-8" District Ordinance relative to Clarkson Centre relative to number of restaurants.

Planning Director Duepner presented a memorandum, citing that this matter had been carried over from the prior meeting. On discussion with the City Attorney, an amendment which would limit the time period for an additional restaurant in Clarkson Centre was deemed to be inappropriate.

A motion was made by Councilmember Bute to accept the prior recommendation of the Planning Commission relative to this matter, including a maximum allowable square footage of building area utilized for restaurants, and a maximum floor area for the largest restaurant therein. The motion was seconded by Councilmember Hathaway. The motion was passed by a vote of 4 to 0.

Note: An Ordinance relative to this matter will be necessary for the August 7th Council Meeting.

Item #13 Policy on Department of Planning reports to the Planning Commission.

Director Duepner summarized present policy relative to distribution of Planning Commission reports prior to Commission executive meetings. The question had been raised relative to distribution of reports to all members of the City Council. The Committee was in agreement that the policy which limited distribution of Department reports to the Planning Commission, City Administrator, Council Liaison, and City Attorney be maintained.

Item #14 Correspondence from the City Attorney relative to stormwater requirements.

Director Duepner summarized correspondence from the City Attorney noting that the City may require stricter standards relative to handling stormwater in specific cases.

The correspondence was received and filed by the Committee.

The meeting adjourned at 6:56 p.m.